

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: RJ Development						
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City of Bellevue **Development Services Department Land Use Staff Report**

Proposal Name:

RJ Development Senior Housing

Proposal Address:

2120 116th Avenue NE

Proposal Description:

To construct an assisted living and memory care facility (approximately 128,248 square feet) on 2.89 acres. Building A (Memory Care) will be a three-story, 60 unit, 56,458 square feet purpose-built building for patients with Alzheimer's and other forms of Dementia while Building B (Assisted Living) will be fivestory, 80 unit, 71,790 square feet for elderly residents in need of help with activities of daily living. Common eating/lobby areas, associated parking, landscaping and utilities will be provided with this proposal. The facility will be licensed by the Washington State Department of Health. A critical area (steep slopes) exists at the southern portion of the site. The proposed development will encroach into the toe of slope structure setback; thus, requiring a Critical Areas Land Use Permit (CALUP) to modify

associated setback.

File Number:

15-122295 LD and 17-117718 LO

Applicant:

Jeff Yates, RJ Development

Decisions Included:

Process II. Combined Design Review, Critical Areas Land

Use Permit and SEPA Determination

Planner:

Antoinette Pratt, Senior Planner

State Environmental Policy Act Threshold Determination:

Determination of Non-Significance (DNS)

Helland, Environmental Coordinator

Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director **Development Services Department**

A. Stead, Land Use Director

Application Date:

Notice of Application:

Minimum Comment Period:

Bulletin Publication Date: Decision Appeal Deadline: August 26, 2015 and July 18, 2017

September 10, 2015 and January 18, 2018

September 24, 2015 and February 1, 2018

November 8, 2018

November 26, 2018

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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I. REQUEST/PROPOSAL DESCRIPTION

RJ Development requests Design Review and Critical Areas Land Use approval and Threshold Review under the State Environmental Policy Act (SEPA) to construct an assisted living and memory care facility (approximately 128,248 square feet) on 2.89 acres. Two buildings are proposed as noted below:

<u>Building A (Memory Care)</u>: Building A will be a three-story, 60 unit, 56,458 square feet purpose-built building for patients with Alzheimer's and other forms of dementia. The Memory Care building will have under building parking and resident and guest services.

<u>Building B (Assisted Living)</u>: The Assisted Living building will be five-story, 80 unit, 71,790 square feet Assisted Living building for elderly residents in need of help with activities of daily living. It will also have under building parking and resident and guest services.

Both structures will include common eating/lobby areas, 136 parking stalls that will be shared between buildings, site landscaping and utilities. The facility will be licensed by the Washington State Department of Health. The project includes demolition of the Lunde Industrial Center which contains three existing one-story buildings with a variety of commercial uses.

Review Processes

Design Review

Design Review is required by Land Use Code (LUC) 20.30F. The Design Review, Critical Areas Land Use Permits (CALUP's) and SEPA Determination are all Process II decisions reviewed administratively per LUC 20.35.200. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

Any modification to this approval after construction shall be documented as an amendment to this Design Review per LUC 20.30.F.175.C. The modification will be processed as a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. See Section XII.A for related condition.

Critical Areas Land Use Permit

This project is also required to obtain a Critical Areas Land Use Permit (CALUP) due to unavoidable encroachment into the steep slope toe of slope structure setback. Land Use Code (LUC) 20.25H.120.C.2 prescribes a 75-foot critical area structure setback from the toe of a steep slope. The request is to reduce the prescribed structure setback for site development. LUC 20.25H.120.C.3 allows modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal. See Section IV.B.6 for further discussion.

II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. Site Description



RJ Development Senior Housing project is located along 116th Avenue NE, approximately ½ mile north of Overlake Medical Center. The site is bound by two street right of ways, consisting of 116th Avenue NE on the west, NE 22nd Place (Private Road) to the north which is also used to access other businesses and the Bellevue Fire Department Training Center to the south. NE 22nd Place will remain open during the development of this site. It should be mentioned that NE 22nd Place is located within the East Rail Corridor (ERC) along its east boundary. King County owns the ERC with Sound Transit having rights to the area to construct East Link.

The site is currently developed with three older commercial buildings known as the Lunde Center, constructed in the 1960's as commercial tenant and warehouse space. The buildings are composed of concrete block construction with wood trusses and mansard roofs. The site is tiered into 2 levels with 2 commercial tenant buildings built on the upper level closer to 116th Ave NE and a warehouse building on the lower level at the back of the property. Vehicular circulation includes access from the upper level to the lower level between the two commercial tenant buildings, as well as around the site via the northern abutting NE 22nd Place. The commercial spaces have recently included Bellevue healthcare, a chiropractor, hair salon, and a mattress depot warehouse, among others. The site is bordered by a PSE facility to the north, the Eastside Rail Corridor Trail and the developing Spring District to the east, and a commercial storage building to the south.

The proposed design utilizes the existing topography and incorporates under building parking and service entrances. Utilizing the existing topography has allowed the parking and building services to be screened from pedestrian view along 116th Avenue NE creating a more visually appealing site for the public. The proposed Seniors Housing buildings will be new construction, which will require the demolition of all three buildings that are currently onsite.

The following are the adjacent land uses and land use districts:

- North: Commercial Structure, PSE and Research and Development (R & D) offices within the land use classification BR-MO.
- South: Commercial Structures, medical-dental-office and warehouse, within the land use classification BR-MO.
- West: Medical R&D office with a land use classification BR-MO.
- East: Eastside Rail Corridor, Light Rail Operations and Maintenance Facility within the land use classification BR-R.

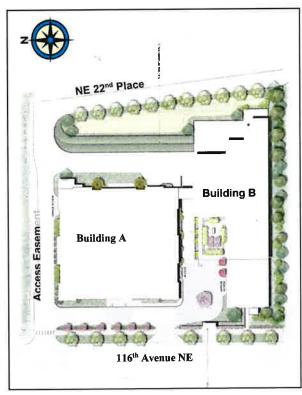
See map below for land use classifications:



Many of the adjacent parcels are medical, dental and health care related uses. The RJ Senior Living project will be the second project in this neighborhood dedicated to senior housing. The demolition of the existing commercial and warehousing structures is a sign of transition, as anticipated with the BR-MO zoning designation.

III. PROPOSED SITE AND BUILDING DESIGN

Site Design



RJ Development proposes to construct two new buildings on-site. One building will be a dedicated Assisted Living Facility located on the southern portion of the site while the other will be dedicated to Memory Care on the northern portion of the site. They will be connected via a skybridge to allow back and forth between movement structures. The purpose for this proposal is to address different levels of care needed for the senior population in Bellevue. The facility will be licensed through the Department of Social and Health Services (DSHS) of Washington State.

The Memory Care building (Building A) will be a 3 story, 60 unit, 56,458 square feet purpose-built building for those with Alzheimer's and other forms of dementia. The Memory Care building will have under building parking, and, resident and guest services, such as lobby, activity, conference room, laundry, kitchen, and family/resident

drop off on the ground floor of the building, with resident Rooms on floors two and three.

The Assisted Living building, (Building B), is a 5 story, 80-unit, 71,790 square feet facility for elderly residents in need of help with activities of daily living, such as toileting, bathing, dressing and eating. The ground floor of the assisted living building will welcome visitors and residents into a grand lobby, living room, library, bistro, billiard and game room, activities room and beauty salon. A few residents will live on the first floor, but most of the resident rooms will be located on floors 2 through 5.

Proposed Building Design

The RJ Senior Living proposal has been designed to care for the most vulnerable people in the population. Attention has been given to design qualities that invite a sense of home. Large storefront windows allow maximum light to penetrate into the living spaces where the residents will gather for meals, activities and entertainment. A robust activities program will be implemented to strengthen the bond between the residents, their memories and their physical abilities. The topography of the site allows the units to take advantage of the sweeping views to the east, with lookout points from patio and inside rooms to enjoy the surrounding beauty of the landscape. Materials and systems have been selected to be durable, attractive and energy efficient. The goal is to create a living facility which provides a warm, welcoming and home-like atmosphere.

Under building parking has been designed to be hidden beneath and behind the structures, which resulted in the structures moving closer to the right of way, 116th Avenue NE. An entrance off 116th Avenue NE will act as the main entry point into the site, with two secondary entrances off NE 22nd Place to the north. An access ramp between the two buildings will also connect the north vehicular access point to the parking areas to the east. Storm water detention will be handled in a vault located under the rear drive aisle, along with a well landscaped drainage swale proposed east of both buildings. The retaining walls along the eastern side of the building will be Flex MSE walls, which are designed to allow plants to be planted into the retaining wall bags, quickly becoming a living, environmentally friendly hillside. The site, with interior signage and stamped concrete, will make it easy for visitors and family's to be visually directed to which building that they need to go to. The site has been designed with underbuilding parking for both buildings that maximizes the use of the grade on the site.



Above: a rendering of the street view for the main access point to the site along 116th Ave NE.

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The Memory Care and Assisted Living buildings have been thoughtfully designed to function cohesively with one another for staffing, care and state licensing purposes while also working together architecturally to give the site a campus feel.



A) is designed with storefront windows on the first floor to allow maximum light into the building. The first-floor décor is tastefully designed to include an ice cream parlor, faux theater, general store and an antique car with a sample automotive garage for a sense of nostalgia. The building has been designed specifically for urban infill properties and allows the residents to have access to fresh air

The Memory Care building (Building

and open spaces through the interior courtyards of the building, with resident care in mind, including nurse's stations, dining and recreational areas.

The Assisted Living Building (Building B) is designed for residents that need assistance with daily activities such as toileting, bathing, dressing and eating, but do not have cognitive or memory issues. As such, the building is designed with a roof top walking and gathering garden as well as an outside dining area that faces East for expansive views of the mountains. The Assisted Living residents will enjoy the bistro, conference room, library, billards and game room, activities rooms, beauty salon and well appointed dining room.

The two buildings have similar design elements and are connected via a skybridge that gives the feeling of a campus experience



for residents and their families. Both buildings will feature similar design elements including brick cladding on the ground floors, Hardie Panels (Cementous siding), store front windows, metal awnings, similar entry columns and colors to make the buildings feel integrated into the campus.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

This site is located within the BR-MO land use district. As such, LUC 20.25D.070, Residential Uses in Bel-Red Land Use Districts permits nursing home and assisted living facilities via the Design Review process. These uses are complementary to the hospital district south of this site. The applicant has fulfilled this requirement by submitting this application for review and approval. The proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE REQUIREMENTS

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	2.87 acres	
Building Height	70 FT	70 FT	Meets code. LUC 20.25D.080.A.
Floor Area Ratio (FAR)	1.0 FAR (124,858 SF)	Building A: .45 FAR (56,035 SF) Building B: .55 FAR (68484 SF) Total: 1.0 FAR	Meets code. LUC 20.25D.080.B.3.d. Additionally, because this is an Assisted Living and Memory Care facility, LUC 20.25D.070 Residential Uses, subnote 1 requires a signed agreement to maintain this uses in perpetuity. See Section XII.C for related condition.
Total Gross Floor Area (GFA) for FAR	128,248 SF	Building A: 56,458 SF Building B: 71,790 SF	Meets code. LUC 20.25D.080.A.
Impervious Surface Coverage	75%	Total 128,248 SF 71.42%	Meets code. LUC 20.25D.080.A.
		Setbacks	
Front	116 th Ave NE 0 FT	Building A: 54 feet Building B: 40 feet	Meets code LUC 20.25D.080.A
Rear (east)	0 FT	Building A: 126 FT from PL 106 FT from easement Building B: 50 FT from PL	Meets code LUC 20.25D.080.A
		30 FT from PL 30 FT from easement	
Sides (north/south)	0 FT	Building A: North 39 FT from PL 6 FT from easement Building B: South	Meets code LUC 20.25D.080.A

	Other LUC Requirements					
Recycling & Solid Waste	1.5 SF/unit Building A : 60 units = 90 SF Building B: Total Min Area Required = 108 SF Total Minimum area Unspecified Use per 20.20.725	Building A: 609 square feet Building B: 0 SF	Meets code LUC 20.20.725 Applicant has provided a Lette from Republic Services dated July 18, 2017, states their approval of the proposed location, size and function of recycling and solid waste areas. Servicing of receptacles shall occur on site not within the Right of Way. See Section XII.C for related condition.			
Sidewalk Width	116 th Ave NE 5 FT	116 th Ave NE 8 FT	Meets code. LUC 20.25D.110.B.3.d BCC 14.60			
ROW Street Tree Type/Planting Strip	116th Avenue NE = Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department 5 FT planting strip.	Carpinus betulus "Fastigiata," 10 FT planting strip between curb and sidewalk.	Meets LUC 20.25D.110.B.1 and Parks Department specifications for City rights-ofway.			
On-Site Landscaping - Perimeter	10 FT wide planting area with 24 trees and shrubs perimeter only	South (side) and east (rear) provides 10 FT wide planting area with a total of 32 trees and a wide assortment of shrubs - perimeter only West (front) and North (side) have requested an Alternative Landscape option as they provide less than 10 feet of perimeter landscaping.	Alternative Landscape Option per LUC 20.20.520 has been requested. See Section IV.B.s of this staff report for discussion.			
Tree Retention	100% perimeter 15% interior	7 significant trees exist at the south property line, 6 at the front property line and 2 within the site interior. No significant trees existing in any other locations on site. Due to structure placement and ROW upgrades, none will be retained.	See Section IV.B.6 for discussion of tree retention pe the Critical Areas Land Use permit.			

Table 2 Parking and Loading					
Item	Permitted/Required	Proposed	Comments/Conditions		
Parking NSF = Net Square	Minimum and Maximum Permitted	Proposed Parking Stalls			
Assisted Living Facility & Memory Care	Parking Stalls Senior Housing: Building A Nursing Care .25 / patient bed minimum 1.0 / patient bed maximum Building A (Nursing Care): 80 beds Minimum 20 spaces Maximum 80 spaces Senior Housing: Building B Senior Housing .5 / living unit minimum 1.0 / living unit maximum Building B (Senior Housing): 80 living units Minimum 40 spaces Maximum 80 required Min: 60 spaces req'd Max: 160 spaces	Building A: 53 spaces Building B: 22 spaces 75 spaces total As the two structures are located on a single lot, parking is being calculated for the whole site.	Meets code. LUC 20.25D.120.B.2.		
Compact Stalls	Maximum 50% of spaces may be compact spaces	Building A: 6 spaces Building B: 5 spaces Total 11 spaces 15%	Meets Code 20.20.290.K		
Loading Area	One loading space at least 10 FT x 55 FT is required	Building A: 1 loading space Building B: 0 loading spaces	Meets code. LUC 20.20.590.K.9.a See Section XII.A for related condition.		
Bicycle Parking	7 spaces	Building A 10 spaces Building B: 0 spaces	Meets Code LUC 20.25D.120.G See Section XII.C for related condition.		

B. Other Land Use Issues

1. Bel-Red Design Guidelines 20.25D.150

The proposal is subject to the Bel-Red Design Guidelines, including:

- Integrate the Natural Environment.

 The proposal includes dense revegetation of the south property line with a variety of native species trees, shrubs and groundcovers.
- Promote architectural compatibility.
 The architectural elements used for this project are at a scale and level of detailing appropriate to the size of the building, and mimic the forms, materials, colors and architectural motifs of adjacent buildings.
- Protect and Enhance Surface Water Resources.
 The project provides a stormwater pond at the east side of the property. This pond is bordered on the west side by an engineered, vegetated MSE flex wall that will absorb stormwater on site:
- Pedestrian Emphasis
 The exterior walls provide visual interest by using a variety of colors and cladding materials. Exterior lighting is appropriately scaled.
- Sign guidelines.
 Signs will be sized and placed so that they are compatible with the building's architectural design. A master sign package will be required during the construction phase. See Section XII.E for related condition.
- Enhance the pedestrian system.
 The project proposes a robust planting plan in the planting strip and immediately adjacent to the back of the sidewalk. This has been reviewed in coordination with the Parks Department for vegetative and irrigation compliance. This will significantly upgrade current conditions.
- Building Lighting.
 The proposed lighting is architecturally compatible with the proposed building design. Cut off shields or the equivalent will be required to prevent light and glare spillover to offsite properties. See Section XII.C for related condition.
- Provide interesting building massing.
 The proposal provides interesting building massing and a variety of exterior materials to provide visual interest to the structures. The most visible elevation to the public faces 116th Avenue NE. The facades are broken into sections, each with a complementing color and texture variations.
- Promote Visually Interesting Upper Floor Residential Windows
 Multiple paned windows on both structures are human scale with regular
 spacing and rhythm. Balconies on Building B break up the façade further and
 provide a predictable rhythm visually.
- Foster Attractive Rooftops.

 Building B proposes a vegetated rooftop terrace for residents that is integrated into the overall building design.

2. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building. See Section XII.C for related condition.

3. Kitchen and Garage Vents

There will be kitchen and garage vents associated with the building. There is the potential for exhaust vents to impact pedestrians. Vents must be located to avoid pedestrian impacts. A noise consultant must certify that exhaust fans do not exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am) and velocity does not exceed 500 CFM. See Section XII.C for related condition.

4. Mechanical Screening

Roof plans must indicate location of mechanical equipment and screening. Screening must be architecturally integrated with the building and not visible from adjacent streets, public sidewalks, or <u>above</u>. All HVAC rooftop equipment must be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment cannot be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened.

Any at-grade grills/grates or panels must be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. See Section XII.C for related condition.

5. Alternative Landscape Option per Land Use Code 20.20.520.J:

The applicant requests an Alternative Landscape Option in order to remove all trees onsite and plant new trees upon completion of the structure. The proposed plan includes the removal of 13 significant trees within the site perimeter (218 diameter inches) and 2 significant trees on the interior of the site. The landscaping plan proposes to install 69 new, native and adaptive trees varying between 6 and 12 feet in height at planting. All existing trees on site are to be removed as they are located within an area that will be affected by the proposed structure or the installation of the new planting strip and sidewalk. The new trees to be installed will be in healthy condition and provide a lush planting scheme that will be a better result to what is provided currently on site.

The existing site does not provide a planting strip on the right of way side of the sidewalk, does not meet current code and provides no buffering to pedestrians on the street. The proposal will install 8 new trees within a new planting strip, and 6 new trees at the back of the sidewalk will provide a more lush, vegetated pedestrian experience. Perimeter landscaping was not possible on the north side of the site, due to a private road providing access to other adjacent properties. The proposal will also install 13 trees adjacent to the access easement on the rear of the lot. Currently this area is 100% hardscaping. A large specimen tree, a flowering cherry, will be located near the entrance to the property. The roof top deck will provide 13 Japanese Maples, with 2 additional Japanese Maples will be placed near the entrance to the Assisted Living building. A variety of species provide 6 additional trees to buffer building elevations. Per the Critical Areas Land Use permit for the Steep Slope Structure Setback, the

applicant was required to implement a mitigation-replanting plan for the south side of the site. The mitigation plantings will include 20 new native trees, and a robust assortment of native shrubs and groundcovers. The resulting vegetation will be denser; thereby, creating an uplift in biological functions and values present on site. Additionally, a vegetated retaining wall is proposed at the east portion of the site, immediately adjacent to the stormwater pond. The wall is proposed to be planted with low growing shrubs in a manner that will create a pattern. One of the species proposed, Cotoneaster dammeri flowers in spring and produces bright red berries in autumn

Key Points

- 15 existing trees to be removed (218 diameter inches)
- 69 new proposed trees onsite
- 12=- on-site tree species
- Tree species selected to add seasonal interest and scale of the neighborhood
- Retaining wall provides soil retention as well as creating a flowering, patterned wall for additional visual interest.
- A final landscape plan will be required during Clearing & Grading permit review. See Section XII.B for related condition.

Given the above information, an Alternative Landscaping Option per LUC 20,20,520.J may be considered if the following can be met:

The Director may administratively approve a modification of the landscaping requirements of this chapter if:

a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section;

Response: The proposed plan includes the removal of 15 existing trees (218 diameter inches). Removed trees will be replaced with 69 new, native and ornamental trees onsite.¹. This results in a replacement ratio of over 4:1

Sixty nine (69) trees, of 12 distinct species, are proposed for the site. These species range from a variety of ornamental flowering trees that provide year-round seasonal interest, to conifers with evergreen foliage low to the ground at maturity. Smaller ornamental trees and shrubs are selected to add seasonal interest throughout the site, and to complement the scale and rhythm of the proposed project.

The applicant has provided a rich palate of plant materials (ornamental and native) and seasonal color which represents an equal or better result than that which could be achieved by strictly following the requirements of the code.

¹ The Land Use Code does not consider <u>number</u> of street trees or other offsite trees in meeting the landscaping requirements. The Land Use Code uses <u>diameter inches</u> of significant trees. The information about the street trees is for illustrative purposes only.

The revisions to the street trees are intended to more fully reflect the intent of landscaping in the Bel-Red District which is "...to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Bel-Red Subarea and to enhance the pedestrian experience." (LUC 20.25D.110.B.1)

This set of recommendations is a refinement to the existing code eliminating some tree species that have been identified as being susceptible to fatal diseases and pests and unsuitable to harsh urban environments. Broadening the tree and understory plant palette is desirable for the long-term health of the urban forest. The revised street tree types offer more variety and result in a more cohesive and sustainable environment for the project.

b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section;

Response: The proposal will meet the purpose of subsection A by enhancing the visual appearance of the City, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City. The proposal will meet the purpose of subsection F.1 by providing required perimeter landscaping and enhancing the plant material. The proposal will meet subsection G by exceeding code requirements for landscaping.

- c. If a modification of any paragraph <u>excluding subsection E</u> of this section is requested, the proposed landscaping either:
 - i. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or
 - ii. Better accommodates or improves the existing physical conditions of the subject property; or
 - iii. Incorporates elements to provide for wind protection or to maintain solar access; or
 - iv. Incorporates elements to protect or improve water quality; or
 - v. Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.

Response: Meets the requirements. This parcel is bounded on three sides by vehicular circulation areas, notably 116th Avenue NE to the west, and access easements on the north and east property lines. This forces the development on site to move south on the site, closer to the steep slope critical area to the south. The landscaping on the north side of the project was reduced to allow the project more leeway to the slope to the south. Additionally, the mitigation revegetation plan required under the associated Critical Areas Land Use permit will incorporate a variety of native tree, shrub and ground cover species. This revegetation will better buffer the site from neighboring parcels and the uses on the subject property. See Section IV.B.6 for further discussion.

- d. If a modification of <u>subsection E</u> of this section is requested, the proposal either:
 - i. Incorporates the retention of significant trees equal in number to what would otherwise be required, or
 - ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.

Response: The applicant is requesting removal of 218 diameter inches of existing significant trees and replanting 69 trees on site. This is a replacement ratio of more than 4:1. While the temporal loss of large trees is not met by replacement, over time the new trees will provide a superior result (more caliper inches of trees at maturity), than that which could be achieved by strict application of the code. Additionally, the sloped nature of the site, and the vehicular circulation areas on 3 sides of the site require development to occur closer to the south property line, where the majority of the significant trees on site exist. The Parks & Community Services Department indicates that installing smaller caliper trees (i.e. 2.5" caliper) have a higher survival rate than installing larger diameter trees. The proposed planting plan will provide an abundance of trees, native and ornamental as well as seasonal color, as well as providing trees and understory on portions of the site that are currently paved parking, loading and circulation areas.

For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings. Under the Building Permit, the mitigation replanting plan will be reviewed to ensure all species within the area nearest the steep slope critical area will be species native to the Pacific Northwest. See Section XII.B for related condition.

Landscape Installation/Maintenance documents for all proposed landscaping will be required prior to Certificate of Occupancy. See Section XII.D for related conditions. Based upon compliance with the above criteria, the requested Alternative Landscape Option is approved.

6. Critical Areas Functions and Values

The applicant has provided a geotechnical analysis from Terracon Consultants, Inc. dated July 10, 2017 and January 24, 2018 due to the presence of steep slopes at the southern portion of the site.

The applicant also provided a wetland and habitat assessment for this site dated July 5, 2017 by Talasaea Consultants. The purposes of Talasae's review was to determine if wetlands were present on this site. No wetlands exist on this site but there are existing wetlands east of this site across the East Rail Corridor (ERC) which had previously been evaluated by Talasaea in 2015. The wetlands located east of the ERC are categorized as Category II and IV wetlands. However, LUC 20.25H.95.C.2.b states the following regarding wetlands adjacent to railroad rights-of-way:

Transportation of Utility Infrastructure. Where a legally established right-of-way, railroad right-of-way or other similar infrastructure of a linear nature crosses a

wetland critical area buffer, the edge of the improved right-of-way shall be the extent of the buffer, if the part of the critical area buffer on the other side of the right-of-way provides insignificant biological or hydrological function in relation to the portion of the buffer adjacent to the wetland.

Given the above, no wetlands or buffer are present on the site. Additionally, Talasaea performed a habitat assessment for this site as required per LUC 20.25H.165. Because this site is developed with buildings and paving for parking, the site scored a habitat assessment score of 9 out of 51. Talasaea has concluded that the site has little habitat value for wildlife, including specifies of local importance.

Description of the Critical Area Functions and Values

The City of Bellevue Land Use Code Critical Areas Overlay (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

Proposal's Impact to Functions

The existing site topography slopes down from west to east. The topographic elevation nearest 116th Avenue NE measures 190 feet (NAVD88) and 155 feet (NAVD88) nearest the access easement at the eastern property line. Terracon Consultant, Inc. also notes that there is an existing steep slope at the south end of the site along the property line from its site reconnaissance on January 17, 2018. The applicant's proposal resides at the toe of this slope which is characterized with a 20-foot rise and 1,000 square feet in area. The slope continues off-site to the property to the south.

LUC 20.25H.120 notes the slopes identified by Terracon Consultants Inc. as critical areas. LUC 20.25H.120.B and C require top of bank setbacks of 50 feet and toe of slope structure setbacks of 75 feet. It is their opinion that the 75-foot toe of slope structure setback may be reduced to 20 feet. The top of slope setback does not apply to this site. To support this determination, Terracon conducted a slope stability analysis of this area and determined that the existing slope is stable. Additionally, because of the existing

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topographic conditions from east to west across this site, the applicant will need to raise the grade with structural fill across the site. It is Terracon's geotechnical opinion that this work does not pose a hazard to the project site or adjacent property. The 20-foot toe of slope structure setback shall be noted on plans. See Section XII.A for related condition.

No degradation of habitat is expected to result from this proposal based upon Talasaea's determinations discussed above. Seven evergreen trees will be removed at the southwest corner of the site. The applicant has a robust replanting plan as designed by the landscape architect. See Section IV.B.5 above for landscape discussion.

Performance Standards for Critical Areas—Consistency with Land Use Code Steep Slope Critical Areas Performance Standards - LUC 20.25H.125:

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

<u>Finding:</u> Existing development on-site altered the original site conditions with large cuts to create level areas for the existing structures which are surrounded by a large volume of paved areas. Given the existing topographic conditions between 116th Avenue NE and the vehicular easement to the east, the applicant has had to tier the development across the site with a series of retaining walls. The walls also surround the storm water pond that is required by the Utilities Department. Currently, there is an existing retaining wall along the south property line. It will remain in place with this development. To add interest to the walls along the East Rail Corridor, the applicant proposes to add vegetation so they will be living vegetative walls.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

<u>Finding:</u> The applicant has located the north and south buildings in the same general vicinity of the existing development. The south building is located at the toe of the slope at the south property line. Currently, there are seven evergreen trees that are located at the southwest corner of the site. They will be removed with this application.

3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

<u>Finding:</u> The applicant has obtained the services of a geotechnical engineering consultant Terracon Consultant, Inc. who has evaluated the slope. The geotechnical engineer states that the existing slope is stable and that no impacts to slope stability are expected with this proposal. The geotechnical reports are located in the project file.

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

<u>Finding:</u> As noted above, tiered retaining walls will be placed west of the south building. Retaining walls are also proposed east of both buildings to provide access to the proposed underground garage while creating an area for storm water retention. In regard to the south property boundary where the steep slope exists, Terracon has recommended a 20-foot toe of slope structure setback. The applicant is complying with this recommended distance.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

<u>Finding:</u> The proposal will be located within the general footprints of the existing structures. Under building parking will be provided with this application; thus, reducing the amount of impervious surface devoted to parking. The applicant is meeting the recommended toe of slope structure setback of 20-feet. This area will be re-vegetated with native planting materials.

6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped, and re-grading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

<u>Finding:</u> The proposed buildings are much larger than the existing buildings on-site. Because of the existing topographic conditions created for the existing structures, grading internal to the site is necessary to create the building footprint for the north and south buildings. Both structures are proposed to have finished floor slabs at elevation 192. The on-site storm water system is located east of these buildings with tiered walls that tie into the existing vehicular easement to the east.

7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

<u>Finding:</u> The proposal will contain separate retaining walls because of the storm water location to the east of this site. When this proposal was submitted in 2015, it had to be modified to comply with the current stormwater codes in effect. Because the site slopes down from 116th Avenue NE to the easement to the east, the natural location for the storm water retention area is east of the proposed buildings so there is no other feasible location for this facility. The applicant proposes to bring in structural fill for the building footprints. The slope will not be cut with this development proposal, thereby, limiting construction activities south of this area.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: Not applicable. No structures are proposed within the critical slope.

On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

<u>Finding:</u> Not applicable. No structures are proposed to be located within the critical slope.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

<u>Finding:</u> The applicant will provide plant restoration as per LUC 20.25H.220. See Landscape Plan sheets attached to this report.

Critical Areas Report - Additional Provisions - LUC 20.25H.145:

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

1. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

<u>Finding:</u> The applicant has obtained the services of a geotechnical engineering consultant, Terracon Consultant, Inc., who has evaluated if any impacts to the slope are anticipated. The geotechnical report states that the slopes are stable and no impacts to slope stability are expected.

2. Will not adversely impact other critical areas;

<u>Finding:</u> No other critical areas exist on this site. As a condition of approval of the Clear and Grade permit, the applicant will designate the identified steep slopes as critical areas along with Terracon Consultant, Inc. reduced toe of slope structure setbacks of 20 feet to maintain them in perpetuity.

3. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

<u>Finding:</u> The applicant has obtained the services of a licensed geotechnical engineer to assist in project design and to ensure that the project will not impact the adjacent slopes. Terracon has provided construction recommendations that the Building Department will evaluate during its review of the proposal.

4. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Finding: See geotechnical reports of record (available in the project file).

5. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

Finding: See geotechnical report of record (available in the project file).

6. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

Finding: See geotechnical report of record (available in the project file).

7. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

<u>Finding:</u> This site does not provide a significant source of habitat to species of local importance given existing site conditions created with the current development per Talasaea's analysis dated July 5, 2017.

8. Critical Areas Requirements LUC 20.25H.055: Consistency with administrative approval of structure and/or buffer setbacks LUC Section 20.25H.075.

<u>Finding:</u> The applicant hired Terracon Consultants, Inc. to conduct geotechnical analysis for this site. See project file for reports dated July 10, 2017 and January 24, 2018.

V. PUBLIC NOTICE AND COMMENT

Application Date:

August 26, 2015

Public Notice (500 feet):

September 10, 2015

Minimum Comment Period:

September 24, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 10, 2015. It was mailed to property owners within 500 feet of the project site. As of the date of this report, the City has received one email from King County Metro regarding the existing bus stop in front of this site. This information was forwarded to the applicant for incorporation into his development plan. No public meeting was required per Land Use Code 20.35.227.

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VI. SUMMARY OF TECHNICAL REVIEWS

A. Clearing & Grading Division

The Clearing & Grading Division has reviewed the proposal and will conduct review under the clearing and grading permit application.

B. Transportation Department

Site Vehicle Access

This project is bordered on the west by 116th Avenue NE. NE 22nd Place (private road) borders the site on the north and on the east and is used to access other businesses and the Bellevue Fire Department Training Center located to the south of the property. The site is adjacent to a PSE facility to the north, the Eastside Rail Corridor Trail to the east, and a commercial storage building to the south.

Access to the proposed project will be provided via one existing driveway approach and one existing private road approach on 116th Ave NE. The development also proposes two additional access locations from NE 22nd Place to access under building parking and service entrances.

King County Metro bus stop is located along the property frontage on 116th Avenue NE. A concrete pad, or passenger waiting area will installed at the bus stop. The concrete pad will allow transit passengers to load and unload from the Metro busses without walking through the landscaping planter. In addition, it provides space for passengers to wait for the bus without blocking the sidewalk.

All loading for the site including refuse collection, shall take place on-site; on street loading or backing onto 116th Avenue NE and NE 22nd Place is not permitted. The project will use the proposed easterly driveway on NE 22nd Place to access the garage. All loading for refuse collection will take place within the garage.

Sight distance requirements for vehicles and pedestrians shall be met at both access points on 116th Avenue NE.

Street Frontage and Access Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

116th Avenue NE is a three-lane roadway classified as a minor arterial in the vicinity of the project. Curb, gutter, 5-foot sidewalks and bicycle lanes exist on both sides of the street.

See Section XII.B, C and D for related Conditions of Approval.

1. Install new standard concrete sidewalk minimum 8-feet in width with a minimum 10-foot landscaping planter, not including the curb width for the length of the frontage on 116th Avenue NE. ADA compliant transitions will be needed on either end to connect into existing road section. The existing curb and gutter shall be replaced per standard drawing SW-100-1. Installation of the proposed planter shall include an irrigation

- system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawings SW-120-1 and SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner unless maintenance has been acceptable by the city.
- 2. Provide a concrete driveway approach at the intersection of 116th Ave NE and the private road NE 22nd Place. This concrete driveway approach shall be a minimum of 26-feet wide, ADA complaint, and may have radii to help accommodate delivery trucks/fire apparatuses. ADA pedestrian ramps may be required at the discretion of the review engineer based on the final approach design.
- 3. NE 22nd Place private road located along the north and east sides of the development shall provide a minimum 22-feet of pavement for the two-lane roadway. The segment along the east side of the parcel shall provide a minimum shy-distance of 1.5-feet from the face of curb to the east property line. A 6-foot wide concrete sidewalk shall be constructed along the north frontage of NE 22nd Place between 116th Avenue NE and the property line adjacent to the Eastside Rail Corridor and be placed within a public access easement. Safety railing may also be required per the Transportation Design Manual. A transition meeting ADA requirements will be required at the east end of the sidewalk or the NE corner of the property.
- 4. NE 22nd Place along the east side of the development must be located fully within the existing easement area, not encroaching into the rail corridor right-of-way unless an easement is provided.
- The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements.
- 6. The existing driveway on 116th Avenue NE shall be removed, and the proposed driveway shall be constructed per Bellevue's Transportation Design Manual.
- 7. All existing and new franchise utility distributions systems, including power, telephone, and TV cable, fronting or serving this commercial development shall be relocated underground per BCC 14.60.230.
- 8. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawings SW-140-1 through SW-190-1. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
- 9. A street light plan for 116th Avenue NE is required for review and approval prior to completion of engineering and landscape plans showing the location of fixtures along with street tree locations. Street lighting shall meet Bellevue's minimum standards and shall be designed per the Bel-Red Corridor plan requirements. Lighting is also required along NE 22nd Place between 116th Avenue NE and the east end of the sidewalk at the northeast corner of the property.
- 10. A concrete pad shall be provided on 116th Avenue NE for the Metro bus stop to provide a pedestrian waiting and loading area. The concrete pad shall be constructed to King County Metro Standards.

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Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks, pedestrian and bicycle facilities, and street lighting located outside the city right of way. Any negative impact that this development has on utility easements must be mitigated or easements relinquished. Easements must be completed and recorded prior to any form of occupancy. See Section XII.C for related Conditions of Approval.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section XII.B for related Conditions of Approval.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Fronting this project, 116th Avenue NE has been classified as "No Street Cuts Permitted." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. See Section XII.D for related Conditions of Approval.

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. See Section XII.C for related conditions.

C. Utilities Department

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction

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permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project. See Section XII.A for related condition.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the project that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan.

These documents are available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE and 12-127104-LE.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts, which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval, contained in Section XII.

A. LIGHT AND GLARE

There is the potential for light and glare with the lights at night. In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent glare spillover. See Section XII.C for related condition.

B. NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control

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Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. See Section XII.A for related condition.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See Section XII.A for related condition.

C. AIR POLLUTION

There is the potential for air pollution from dirt and sand dissipating from unsecured loads of construction vehicles and heavy construction equipment. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See Section XII.A for related condition.

D. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. RJ Development Senior Housing lies within MMA #12, which has a 2027 decrease of 1,901,793 sf of Other land use development. This development proposes 128,248 sf of Other land use types (56,458 sf Memory Care and 71,790 sf Assisted Living). The existing use is 30,752 sf of other land use development. The net increase in Other land use development is 97,496 sf. It is recognized that the TFP projections fall short in this area in terms of proposed land use; however, the increase in Other development is offset by the decrease in Other development for previous projects in this MMA.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

With 140 proposed memory care and assisted living units, this development will generate approximately 24 PM peak hour trips with a credit of 26 PM peak hour trips from the existing use. This results in a reduction of two PM peak hour trip. Therefore, a concurrency analysis will not be required.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included internal circulation, site access, loading and garbage access, street lighting, and trip generation.

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No traffic operational impacts were identified for this project. Frontage improvements will sufficiently mitigate for the proposed development project impacts.

VIII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Changes to the proposal as a result of staff review is based upon several revision letters dated as follows: November 15, 2015, May 15, 2017, January 11, 2018, and June 4, 2018. Substantial items for completion are noted below:

Site Design:

- 1. Initial review showed retaining walls that were extraordinarily tall along the eastern portion of the site. The walls were redesigned to step down the site in response to existing topography on the site.
- 2. A Binding Site Plan was initially required for this development to address the differing ownership interests for the Memory Care and Assisted Living Buildings. This requirement was removed when the applicant redesigned the site layout so that it would remain under one ownership interest. This also responded to Building Department concerns about below grade parking crossing property lines. The subject property is a single site.
- 3. Critical Areas (steep slopes) were identified at the south property boundary. The applicant formally addressed this issue by submitting the required CALUP application on January 24, 2018.
- 4. Major landscaping revisions were required for this project. The Parks Department has reviewed this proposal and made several design changes to the proposed frontage to fulfill their design and maintenance expectations.
- 5. Parking within the garage had to be redesigned as the dimensions did not fulfill LUC 20.20.590. Parking stall and column placement were modified due to staff review and comment.
- 6. Landscaping modifications were made by the applicant that affected the proposed parking count. The parking count had to be re-evaluated with each change to ensure the proper number of parking stalls remained.
- 7. The initial design proposal was too large as it encroached onto NE 22nd Place which lies within the ERC. Because NE 22nd Place is located within the ERC (owned by King County with rights to Sound Transit to construct the East Link Project), the applicant would have had to secure permission from Sound Transit to encroach into this existing easement. The applicant has since reduced the size of their development proposal.
- 8. The Low Impact Development Ordinance was adopted December 31, 2016. The applicant had to go back through their development proposal to ensure compliance with the newly adopted requirements.
- 9. Additional information was required to ensure access to the proposed trash/recycling area located within the garage. Republic Services, in its letter dated July 18, 2017, has accepted this location. Turning movement analysis was required as well to ensure movement of the garbage truck in this location which is dated July 2017.

Building Design:

1. Due to existing site topography, the Fire Department determined that the initial design qualified as a high-rise development. Because of this determination, the applicant revised the size and height of the proposed buildings to avoid the high-rise classification.

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- 2. Building height calculations were revised several times due to issues identified by Building and Land Use.
- 3. A color and materials board was required for this project. If any modifications are made to this proposal, then a Land Use Exemption (LUX) is required. See Section XII.C for related condition.
- 4. Revisions were requested to the proposed site lighting. The initial concept was incongruent with the proposed building mounted lighting for this proposal. Congruity has now been achieved with the revised site lighting equipment.

IX. DECISION CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and Bel-Red Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and policies and the adopted Design Guidelines identified in the Bel-Red Chapter of the Land Use Code.

The following are goals and policies of the Comprehensive Plan:

Goal: To maintain the vitality and stability of single family, multifamily and mixed use neighborhoods, and promote a variety of housing opportunities to meet the needs of all members of the community.

POLICY HO-19: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Promote awareness of Universal Design improvements that increase housing accessibility.

POLICY HO-33: Recognize that adult family homes and other state regulated special needs housing provide stable, neighborhood housing options for elderly and disabled residents. Work to address needs for services, emergency response and other potential accommodation

Finding

The proposal is consistent with the goals and policies of the Comprehensive Plan. The proposal supports the vision of the Comprehensive Plan by providing housing options that will allow seniors to remain in the City of Bellevue, close to friends and relatives, and familiar places. As the project is designed for seniors needing assisted living and memory care, both state regulated special needs housing, services, emergency response and other accommodations have been considered during review.

The following are stated goals and policies of the Bel-Red Subarea Plan:

Goal: To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

Vision: The Bel-Red corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a

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multi-modal transportation system that connects the area to the greater city and region. The area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant.

Stated attribute:

 Vibrant, diverse and walkable neighborhoods. Bel-Red will contain a broad range of housing types to meet the needs of a diverse population of varied income levels...

Land Use Goal: To develop a land use pattern that is environmentally sustainable and economically vibrant, and that creates distinctive new commercial and residential neighborhoods for the Eastside.

POLICY S-BR-14. Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.

POLICY S-BR-18. Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floor plates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.

Finding

The proposal is consistent with the goals and policies of the Bel-Red Subarea Plan. The proposal implements the vision of the Bel-Red Subarea Plan by providing a diverse housing type (assisted living and memory care) to meet the needs of the population. The facility will be in close proximity to Overlake Hospital and Kaiser Permanente to add synergy to the medical services in the area. This proposal, as an assisted living facility, will establish a residential presence at the north end of 116th Avenue NE, an area currently developed with light industrial and medical-dental uses.

Unlike the existing development, the new buildings will be placed closer to the street edge. New, wider sidewalks will be installed along 116th Avenue NE. A planting strip along the right of way will buffer pedestrians from traffic. The back of the sidewalk will also be landscaped with trees to provide an enjoyable experience.

The proposal meets the Bel-Red Chapter of the Land Use Code. See Section IV of this staff report. The project is subject to the plans submitted and attached. <u>See Section XII.A for related condition.</u>

B. The proposal complies with the applicable requirements of this Code.

The proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Parking/Loading requirements.
- Building and Site Design requirements.

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- Use charts.
- Street tree and sidewalk requirements.

See Section IV.A, Consistency with Land Use Code/Zoning Requirements.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

The proposal complies with applicable requirements of the Land Use Code, including the Bel-Red Chapter of the Land Use Code, LUC 20.25D:

- Building Materials, LUC 20.25D.130
- Design Guidelines, LUC 20.25D.150
- Architectural Compatibility, LUC 20.25D.150.B.2
- Architectural Guidelines, LUC 20.25D.150.D.
- High Quality Materials, LUC 20.25D.150.D.1

See Sections I and IV.A, Request/Proposal Description and Consistency with Land Use Code/Zoning Requirements.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

The project meets this criterion. See responses to Criteria IX.A-C above.

E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All public utilities will be constructed for this proposal. All city departments have reviewed the proposal and required conditions, as necessary. See Section VI for Technical Review.

X. CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant has applied for the required Critical Areas Land Use Permit and a Design Review application to develop the proposed facility. The applicant has also applied for necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: As mentioned earlier in this staff report, Terracon Consultants, Inc. has provided recommendations for development with the steep slope structure setback as noted in Section IV.B.6 of this report. The proposed landscaping plan will provide enhanced landscaping along the 20-foot toe of slope structure setback. This area will be designated all project plans. See Section XII.A for related condition.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: The applicant hired Terracon Consultants, Inc. to comply with the standards of LUC 20.25H. See Section IV.B.6 above for additional discussion. The provided landscape sheets detail the vegetative enhancements that will occur along the south property line in an effort to enhance this area and continue slope stability. DSD has reviewed these performance standards for this area and finds that the proposal complies with this standard. Additionally, Terracon Consultants, Inc. has specified construction standards for this site which will be reviewed by the Building Division during their review of the required Building Permit for this project.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: Based upon the conditions of approval in Section XII of this report, the proposal will be adequately served by the necessary public facilities. Refer to Decision Criteria in Section IX above.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

<u>Finding:</u> As noted above, landscaping sheets have been provided to provide slope continuity with a layering of evergreen trees along with understory vegetation. See Section IV.B.6 above for further discussion.

6. The proposal complies with other applicable requirements of this code.

<u>Finding:</u> As discussed in Section IV of this report, the proposal complies with all other applicable requirements of the Land Use Code.

XI. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services Department does hereby APPROVE WITH CONDITIONS the Design Review and Critical Areas Land Use Permit.

Note-Expiration of Critical Areas Land Use Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

<u>Vested Status of Design Review Approval:</u> The vested status of the Design Review approval

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shall expire <u>two years</u> from the date of the City's final decision, unless a completed building permit application is filed before the end of the two-year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project. <u>See Section XII.A for related condition</u>.

XII. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY COD comply with all applicable Bellevue City Code	PES AND ORDINANCES: The applicant shall s (BCC) and Ordinances including but not limited to:		
Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860 SUzunow@bellevuewa.gov		
Bellevue Development Standards	Savina Uzunow, 425-452-7860 SUzunow@bellevuewa.gov		
Transportation Code - BCC 14.60	Fay Schafi, 425-452-4574 FSchafi@bellevuewa.gov		
Trans. Improvement Program - BCC.22.16	Fay Schafi, 425-452-4574 FSchafi@bellevuewa.gov		
Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 tstever@bellevuewa.gov		
Bellevue Utilities Code - BCC Title 24	Arturo Chi, 425-452-4119 AChi@bellevuewa.gov		
Construction Codes - BCC Title 23	Robert Snyder, 425-452-4475 RSnyder@bellevuewa.gov		
Structural Codes – BCC Title 23	Robert Snyder, 425-452-4475 RSnyder@bellevuewa.gov		
Land Use Code - BCC Title 20	Toni Pratt, 425-452-5374 <u>TPratt@bellevuewa.gov</u>		
Sign Code - BCC Title 22B	Toni Pratt, 425-452-5374 <u>TPratt@bellevuewa.gov</u>		
Noise Control - BCC 9.18	Toni Pratt, 425-452-5374 TPratt@bellevuewa.gov		
Uniform Fire Code - BCC 23.11	Sean Nichols, 425-452-2926 SNichols@bellevuewa.gov		

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

LAND USE DIVISION CONDITIONS (GENERAL)

1. Modification to the Design Review Plans

Any modification to this approval after construction shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as noted within this report. The associated conditions of approval shall run for the life of the project.

Authority: Land Use Code 20.30F.175

Reviewer: Toni Pratt, Development Services Department

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two-year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Additionally, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within <u>one year</u> of the effective date of the approval.

Authority: Land Use Code 20.50.500 and 20.30P.150
Reviewer: Toni Pratt, Development Services Department

3. Construction Noise Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.020, .040

Reviewer: Toni Pratt, Development Services Department

4. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Authority: Bellevue City Code 9.18.020F

Reviewer: Toni Pratt, Development Services Department

5. Air Pollution from Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

Authority: State Environmental Policy Act, Bellevue City Code 23.76,

Revised Code of Washington 46.61.65

Reviewer: Toni Pratt, Development Services Department

6. Project Plans

The project is subject to the plans submitted with the Design Review (attached to this staff report) and the landscaping plan as approved with the Alternative Landscape Option (Section III.B.6).

Authority: Land Use Code 20.30.F

Reviewer: Toni Pratt, Development Services Department

7. Toe of Slope Structure Setback Delineation:

LUC 20.25H.120 notes the slopes identified by Terracon Consultant Inc. as critical areas. LUC 20.25H.120.B and C require top of bank setbacks of 50 feet and toe of slope structure setbacks of 75 feet. It is their opinion that the 75-foot toe of slope structure setback may be reduced to 20 feet. The top of slope setback does not apply to this site. To support this determination, Terracon conducted a slope stability analysis of this area and determined that the existing slope is stable. Additionally, because of the existing topographic conditions from east to west across this site, the applicant will need to raise the grade with structural fill across the site. It is Terracon's geotechnical opinion that this work does not pose a hazard to the project site or adjacent property. The 20-foot toe of slope structure setback shall be noted on all plans.

Authority: Land Use Code 20.30.F

Reviewer: Toni Pratt, Development Services Department

UTILITY DEPARTMENT CONDITIONS (GENERAL)

8. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, and storm Developer Extension Agreement will be required for the project. The side sewer connection will be permitted through a commercial over the counter side sewer application. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

Authority: Bellevue City Code 24.02, 24.04, 24.06

Reviewer: Arturo Chi, Utilities Department

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

9. Provisions of Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading in the public right of way will not be permitted.

Authority: Land Use Code 20.20.590.K.4; Bellevue City Code 14.60.180

Reviewer: Fay Schafi, Transportation Department

B. PRIOR TO CLEARING & GRADING (GD) PERMIT

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the <u>Clearing & Grading (GD) or Demolition permit application</u>:

LAND USE DIVISION CONDITIONS (GD)

10. Landscape Plan

- a. For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings.
- b. The applicant shall install the street trees per Parks and Community Service department recommendations as follows:
 - 116th Avenue NE: Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department, 2.5" caliper

Landscape plans shall clearly show soil preparation for Street Tree plantings. Plantings within the Mitigation plans will be verified as native species.

Authority: Land Use Code 20,25D,110,B,1

Reviewer: Toni Pratt, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (GD)

11. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.

- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority:

Bellevue City Code 11.70 & 14.30

Reviewer:

Tim Stever, Transportation Department

12. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- c) Curb ramps and crosswalks constructed per ADA standards
- d) Installation or relocation of streetlights and related equipment.
- e) Undergrounding of existing overhead utility lines is required.

 Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- f) Show the required sight distance triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- g) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- h) Driveway aprons must be constructed in accordance with Design Manual Standard Drawings SW-140-1 through SW-190-1.
- i) Location of fixed objects in the sidewalk or near the driveway approach.
- i) Trench restoration within any right of way or access easement.

The following street frontage and access improvements are required to be designed and shown in the civil engineering plan set:

k) The existing sidewalk along 116th Avenue NE shall be removed. Provide a new minimum 8-foot wide concrete sidewalk per standard drawing SW-110-1 for the length of the frontage on 116th Avenue NE. Transitions will be needed on either end to connect into the existing sidewalk. The existing curb and gutter along the frontage shall be replaced per standard drawing SW-100-1. Provide a minimum 10-foot wide planter strip between the curb and the concrete sidewalk. The planter shall have street trees, ground cover, soil preparation, root barrier, and spray irrigation from a private metered water source.

The two access points on 116th Avenue NE shall be constructed per Bellevue's Transportation Design Manual. Provide a concrete driveway approach with a minimum width of 26-feet at the intersection of 116th Ave NE and the private road NE 22nd Place. This concrete driveway approach shall be ADA complaint and may have radii to help accommodate delivery trucks/fire apparatuses. ADA pedestrian ramps may be required at the discretion of the review engineer based on the final approach design.

- I) Install of a new private road sign at the intersection of 116th Avenue NE and NE 22nd Place meeting current standards.
- m) Construct NE 22nd Place along the north and east sides of the site with a minimum of 22-feet of pavement for two traffic lanes, and a minimum shy-distance of 1.5-feet from the face of curb to the east property line. A 6-foot wide concrete sidewalk shall be constructed along the north frontage of NE 22nd Place private road between 116th Avenue NE and the east end of the sidewalk at the northeast corner of the property. Safety railing may also be required per Transportation Design Manual. Provide A transition meeting ADA requirements at the east end of the sidewalk at the NE corner of the property.
- n) All existing and new franchise utility distributions systems, including power, telephone, and TV cable, fronting of serving this commercial development shall be relocated underground.
- o) No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement.
- p) No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawings SW-140-1 through SW-190-1. Fixed objects are defined as anything with breakaway characteristics greater than a fourinch by four-inch wooden post.
- q) Any modification needed to the existing street light configuration on 116th Avenue NE is required for review and approval prior to completion of engineering and landscape plans showing any relocated fixture(s) along with street tree locations. Street lighting shall meet Bellevue's minimum standards and designed per the Bel-Red Corridor Plan requirements. Provide a lighting analysis and lighting plan for NE 22nd Place.

r) Construct a concrete pad at the location of the transit stop on 116th Avenue NE. The concrete pad shall be constructed to King County Metro Standards.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority:

BCC 14.60, Transportation Department Design Manual, and the

Americans with Disabilities Act

Reviewer:

Fay Schafi, Transportation Department

C. PRIOR TO BUILDING PERMIT (BB)

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the <u>Building</u> <u>Permit application</u>:

LAND USE DIVISION CONDITIONS (BB)

13. Agreement to Remain Senior Housing

An agreement shall be recorded with the King County Department of Records and Elections restricting this structure to senior citizen dwellings, congregate care senior housing, or assisted living use for the life of the project.

Authority:

Land Use Code 20.25D.070 (1); 20.25D.080.B.3.d.ii

Reviewer:

Toni Pratt, Development Services Department

14. Building Materials/Details and Color Samples

The development is subject to the building materials/details and color samples as submitted with the Design Review application.

Authority:

Land Use Code 20.25A, 20.25A.115

Reviewer:

Toni Pratt, Development Services Department

15. Solid Waste/Recycling

Prior to the issuance of any construction permit, the applicant shall provide a written document demonstrating that Republic Services has been contacted and has approved the proposed sizing of and access to the recycling and solid waste collection area(s) for this building using current standards. In addition, all rights of way and public easement shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

Authority:

Land Use Code 20.20.720

Reviewer:

Toni Pratt, Development Services Department

16. Bicycle Parking

The applicant shall provide a minimum of 7 bicycle parking stalls in accordance with LUC 20.25D.120.G.

Authority: Land Use Code 20.25D.120.G

Reviewer: Toni Pratt, Development Services Department

17. Light and Glare

In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

Authority: Land Use Code 20,20,522

Reviewer: Toni Pratt, Development Services Department

18. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building.

Authority: Land Use Code 20.25D.150.D

Reviewer: Toni Pratt, Development Services Department

19. Kitchen and Garage Exhaust Vents

Kitchen and garage exhaust vents shall be located and designed to avoid pedestrian impacts. The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am), and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas does not exceed 500 CFM. This shall be submitted with the building permit application.

Authority: Land Use Code 20.25D.150.D

Reviewer: Toni Pratt, Development Services Department

20. Mechanical Screening

Roof plans submitted for the building permit application shall indicate locations of mechanical equipment, including any communication equipment such as satellite dishes. The applicant shall demonstrate that screening for rooftop mechanical equipment is architecturally integrated with the building. Screening shall be provided so that rooftop mechanical equipment is not visible from adjacent streets, public sidewalks, or <u>above</u>. All HVAC rooftop equipment shall be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened per the approval of the Development Services Department.

Any at grade grills/grates or panels shall be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. Review and approval of these locations and grates will be through the building permit review process.

Authority: Land Use Code 20.20.525, 20.25D.150.D

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Reviewer: Toni Pratt, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (BB)

21. Building and Site Plans - Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241

Reviewer: Fay Schafi, Transportation Department

22. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100

Reviewer: Tim Stever, Transportation Department

23. Easements for Street Light Boxes and Vaults

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

Authority: BCC 14.60.100

Reviewer: Fay Schafi, Transportation Department

24. Sidewalk/Utility/Access Easements

The applicant shall provide sidewalk, utility, and access easements to the City such that sidewalks and pedestrian paths outside of the City right of way are located within a pedestrian easement area if these have not already been recorded. These will be required for the sidewalk on 116th Avenue NE and the sidewalk on NE 22nd Place.

Authority: BCC 14.60.100

Reviewer: Fay Schafi, Transportation Department

25. Transportation Management Program

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

Authority: BCC 14.60.070, 080

Reviewer: Fay Schafi, Transportation Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO) LAND USE DIVISION CONDITIONS (CO)

26. Landscape Installation Assurance Device

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority:

Land Use Code 20.40.490

Reviewer:

Toni Pratt, Development Services Department

27. Landscape Maintenance Assurance Device

The applicant shall file with the DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority:

Land Use Code 20.40.490

Reviewer:

Toni Pratt, Development Services Department

TRANSPORTATION DEPARTMENT CONDITIONS (CO)

28. Street Frontage and Access Improvements

All street frontage improvements and other required transportation elements including street lights revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. This includes all frontage improvements for 116th Avenue NE, and the required roadway improvements for the NE 22nd Place private access road.

All existing street lights must be replaced as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority:

BCC 14.60, Comprehensive Plan Policy UT-39, and the

Transportation Department Design Manual.

Reviewer:

Fay Schafi, Transportation Department

29. Pavement Restoration

A no-street-cut moratorium is in effect on 116th Avenue NE. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

Authority:

BCC 14.60. 250; Design Manual Design Standard #23

Reviewer:

Tim Stever, Transportation Department

E. PRIOR TO ISSUANCE OF ANY SIGN PERMITS (SIGN) LAND USE DIVISION CONDITION (SIGN)

30. All Signage to Comply with Bellevue Sign Code

A comprehensive sign package shall be submitted to the Development Services Department for review and approval. Contents shall include but is not limited to:

- a. Location
- b. Lighting
- c. Color Palate
- d. Materials
- e. Design concept

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: Bellevue City

Bellevue City Code 22B.10

Reviewer: Toni Pratt, Development Services Department

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ATTACHMENT A – PROJECT PLANS

* 90

RJ DEVELOPMENT BELLEVUE SENIOR HOUSING DESIGN REVIEW

2110 116TH AVE NE BELLEVUE, WA 98004



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BUILDING SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS STAIR / ELEVATOR SECTIONS WEST STAIR SECTION EAST STAIR SECTION

SHEET INDEX (CONT.) ENLARGED STAIR PLANS ENLARGED STAIR PLANS ENLARGED STAIR / ELVATOR PLANS ENLARGED SKY BRIDGE PLANS ENLARGED EXTERIOR PATIO / DECK AREA ENLARGED COMMON FLOOR PLANS ENLARGED COMMON FLOOR PLANS **ENLARGED COMMON FLOOR PLANS** ENLARGED UNIT PLAN - STUDIO A ENLARGED LINIT PLAN - 1 REDROOM A ENLARGED UNIT PLAN - 1 BEDROOM B ENLARGED UNIT PLAN - 1 BEDROOM C2 ENLARGED UNIT PLAN - 1 BEDROOM C3 ENLARGED UNIT PLAN - 1 BEDROOM C4 ENLARGED UNIT PLAN - 2 BEDROOM A INTERIOR ELEVATIONS - COMMON SPACES INTERIOR ELEVATIONS - COMMON SPACES INTERIOR ELEVATIONS - COMMON SPACES **DETAILS** DETAILS DETAILS HILTI PENETRATION DETAILS HILTI PENETRATION DETAILS HARDI PANEL SIDING DETAILS HARDI PANEL SIDING DETAILS HARDI PANEL SIDING DETAILS MILLWORK DETAILS MILLWORK DETAILS MILLWORK DETAILS WINDOW SCHEDULE & DETAILS STOREFRONT ELEVATIONS & DETAILS REFLECTED CEILING PLAN WINDOWS MOISTURE PROTECTION - VENTS & PIPES MOISTURE PROTECTION - PARAPET MECHANICAL - BUILDING B - ASSISTED LIVING
M3.1 HVAC PLAN - LEVEL 1
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SCHEDULES AND LEGEND

HVAC DETAILS

HVAC PLUMBING PLAN - ROOF - WING

M3.9 M3.10

M5.1 M5.2

ROSS DECKMAN & ASSOCIATES INC 207 FOURTH AVENUE SOUTHEAST



FOR AGENCY REVIEW

DESIGN REIVEW SHEET BELLEVUE, COVER 2110 116TH AVE

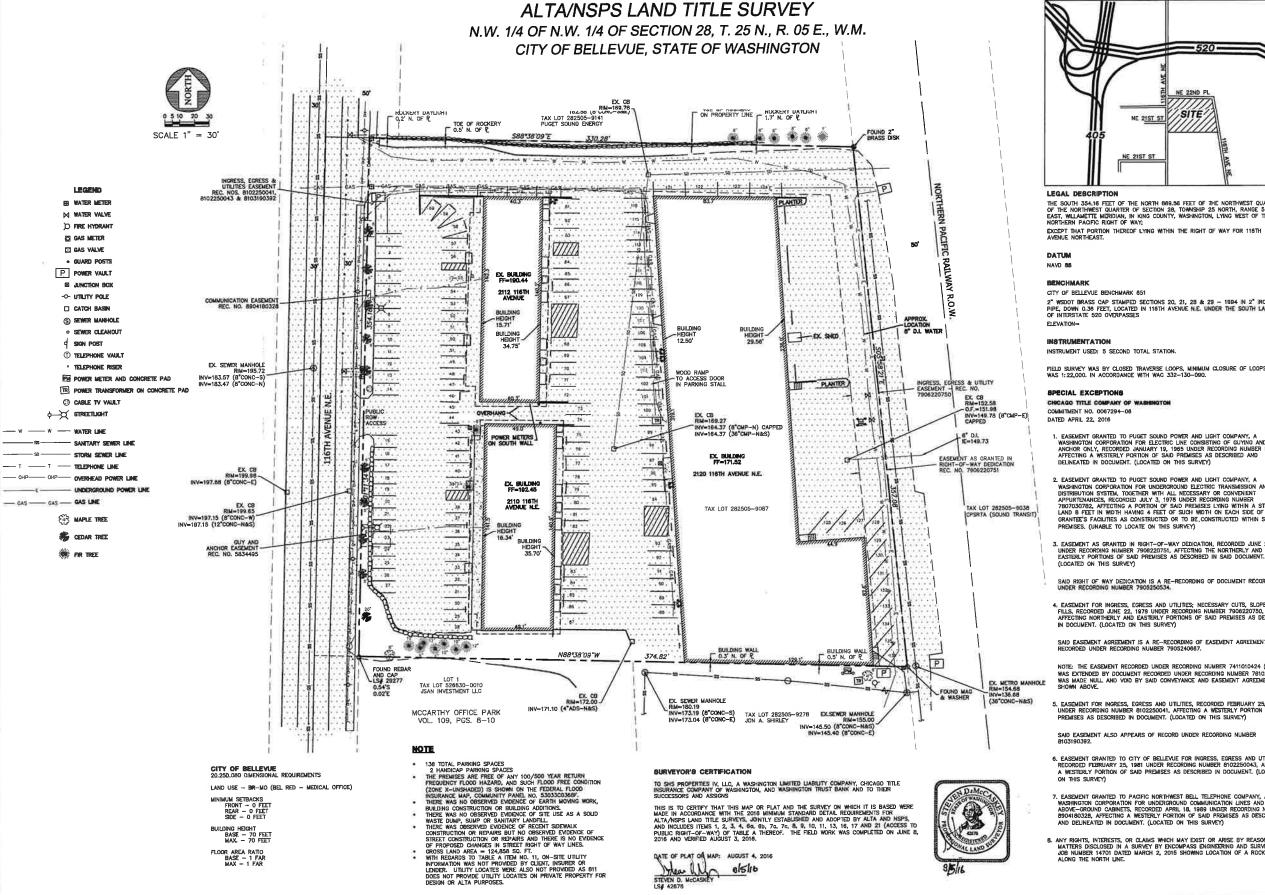
OVERALL

SENIORS HOUSING

EVELOPMENT

 $\overline{\Box}$

08/13/2016 ISSUE DATE: VS/EA DRAWN BY:





THE SOUTH 354.16 FEET OF THE NORTH 869.96 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, MILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RIGHT OF WAY;

2" WSDOT BRASS CAP STAMPED SECTIONS 20, 21, 28 & 29 - 1984 IN 2" IRON PIPE, DOWN 0.36 FEET, LOCATED IN 118TH AVENUE N.E. UNDER THE SOUTH LANE OF INTERSTATE 520 OVERPASSES

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000. IN ACCORDANCE WITH WAC 332-130-090.

- EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A
 WASHINGTON CORPORATION FOR ELECTRIC LINE CONSISTING OF GUYING AND
 ANCHOR ONLY, RECORDED JANUARY 19, 1955 UNDER RECORDING NUMBER 5634495,
 AFFECTING A WESTERLY PORTION OF SAID PREMISES AS DESCRIBED AND
 DELINEATED IN DOCUMENT. (LOCATED ON THIS SURVEY).
- 2. EASEMENT GRANTED TO PUGET SOUND FOWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR UNDERGROUND LECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOOSTHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES, RECORDED JULY 3, 1978 UNDER RECORDING NUMBER 7807030792, AFFECTING A PORTION OF SALD PREMISES LYING WITHIN A STRIP OF LAND B FREET IN WOOTH HANNG 4 FEET OF SUCH WOOTH ON EACH SIDE OF THE GRANTEE'S FACILITIES AS CONSTRUCTED OR TO BECONSTRUCTED WITHIN SAID PREMISES. (UNABLE TO LOCATE ON THIS SURVEY)
- EASEMENT AS GRANTED IN RIGHT-OF-WAY DEDICATION, RECORDED JUNE 22, 1979
 UNDER RECORDING NUMBER 7908220751. AFFECTING THE NORTHERLY AND
 EASTERLY PORTIONS OF SAID PREMISES AS DESCRIBED IN SAID DOCUMENT.
 (LOCATED ON THIS SURVEY)

SAID RIGHT OF WAY DEDICATION IS A RE-RECORDING OF DOCUMENT RECORDED UNDER RECORDING NUMBER 7903250534.

4. EASEMENT FOR INGRESS, EGRESS AND UTILITIES; NECESSARY CUTS, SLOPES AND FILLS, RECORDED JINE 22, 1979 UNDER RECORDING NUMBER 7608220750, AFFECTING MORTHERLY AND EASTERLY PORTIONS OF SAID PREMISES AS DESCRIBED IN DOCUMENT. (LOCATED ON THIS SURVEY)

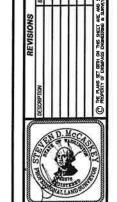
SAID EASEMENT AGREEMENT IS A RE-RECORDING OF EASEMENT AGREEMENT

NOTE: THE EASEMENT RECORDED UNDER RECORDING NUMBER 74/10/10424 (WHICH WAS EXTENDED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 76/10/29/0544) WAS MADE NULL AND VOID BY SAID CONVEYANCE AND EASEMENT AGREEMENT SHOWN ABOVE.

EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED FEBRUARY 25, 1981 UNDER RECORDING NUMBER 8102250041, AFFECTING A WESTERLY PORTION OF SAID PREMISES AS DESCRIBED IN DOCUMENT. CLOCATED IN THIS SURVEY.

SAID EASEMENT ALSO APPEARS OF RECORD UNDER RECORDING NUMBER 8103190392.

- 7. EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION FOR UNDERGROUND COMMUNICATION LINES AND ABOVE-GROUND CABINETS, RECORDED APPLIE 18, 1989 UNDER RECORDING NUMBER 890418072B, AFFECTING A WESTERLY PORTION OF SAUD PREMISES AS DESCRIBED
- 8. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF MATTERS DISCLOSED IN A SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING, JOB NUMBER 14701 DATED MARCH 2, 2015 SHOWING LOCATION OF A ROCKERY ALONG THE NORTH LINE.



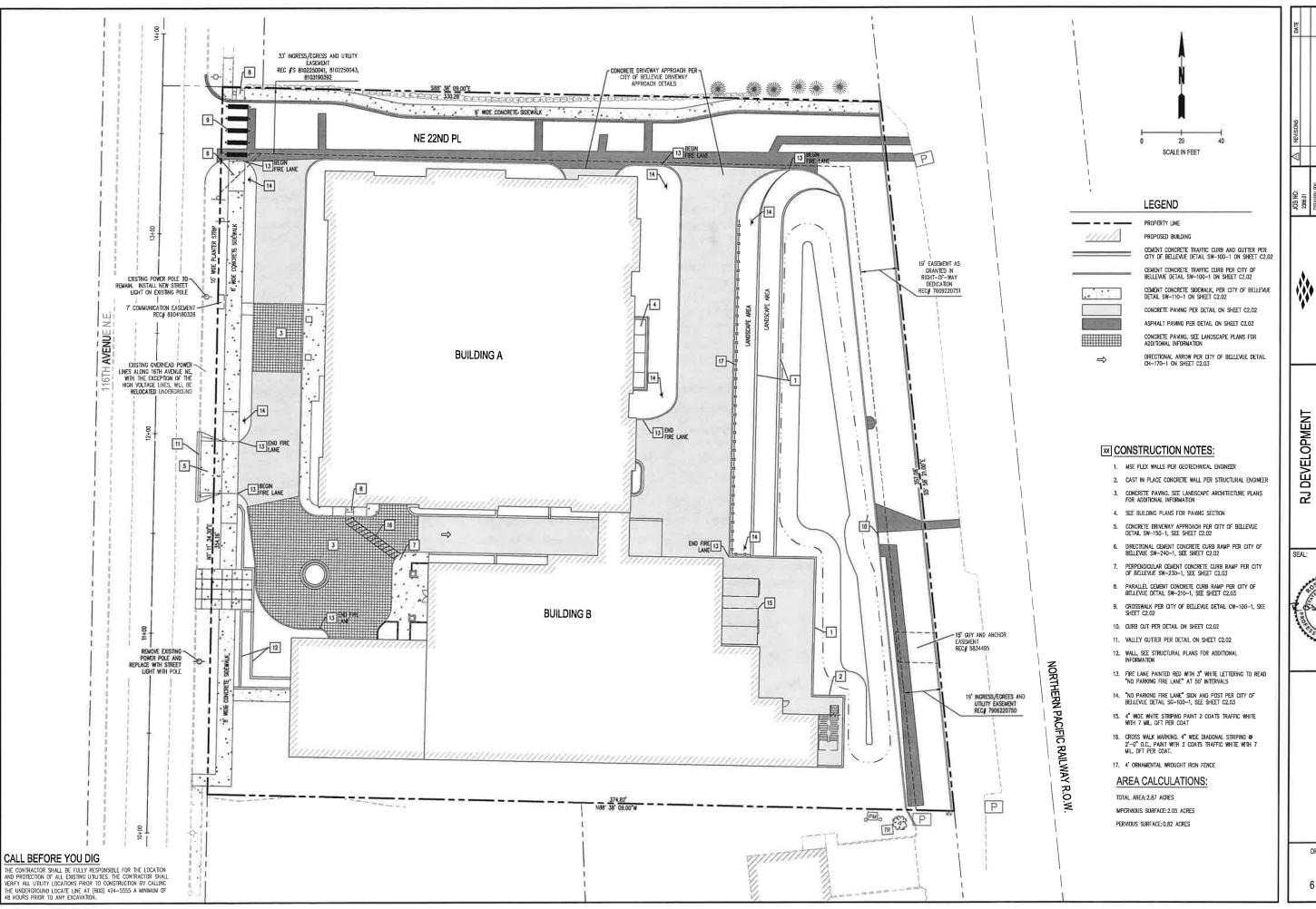
815/16

SURVEY TITLE J DEVELOPMENT 10-2120 118TH AVENUE NE BELLEVUE, WA 98004 ALTA/NSPS

> <a NG NE

14701 08/05/16 1*=30' SDM JEF SDM SDM DEBIGNED

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SCJ ALLIANCE
CONSULTING SERVICES
CONSULTING SE

SENIORS HOUSING

DRAWING NO: C2.00

SITE

06/15/2018

6 of 21



Overall Site Plan - Rendered

RJ Development - Seniors Housing 2110 116th Ave NE Bellevue, WA 98004



SUBMITTAL

DESIGN REVIEW

CAST-IN-PLACE FIREPIT -(3'-4"X8' @ 24" TOTAL HEIGHT)

ROOF TOP EXERCISE TRACK NOTES:

1. PROVIDE SAMPLES OF ALL PRODUCTS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

2. 24° SQUARE CONCRETE PAVERS TO BE SELECTED BY OWNER'S REPRESENTATIVE.

3. STAINLESS STEEL EDGING SHALL BE 12° HEIGHT SQUARE EDGING SYSTEM BY PLANTERWORX XP (718-963-9564). FINISH SHALL BE STAINLESS STEEL NOSF.

4. 24° RAISED PLANTER SHALL BE BY FORM AND FIBER (888-314-8852), BOX SERIES: PRECAST CONCRETE FINISH.
PROVIDE HOLES FOR DRAINAGE AND IRRIGATION PIPING. SEE IRRIGATION PLAN FOR MORE INFORMATION.

3" DEPTH DRAIN ROCK

4" MAX. DEPTH SLOPED

PT CONCRETE SLAB

5. MEXICAN BEACH PEBBLE SHALL BE 1-3" DIAMETER IN SIZE.

HOLD SOIL 1" BELOW -TOP OF CONCRETE, TYP,

RAISED PLANTER 2

- 24" SQUARE PAVERS ON PEDESTALS

24" HEIGHT RAISED PLANTER

GEOTEXTILE FABRIC

3" DEPTH DRAIN ROCK

SECTION L1.1

(本) (本) (本)

BUILDING WALL

EDGING-

- 12" HEIGHT STAINLESS

MEXICAN BEACH PEBBLES, HOLD 1" BELOW TOP OF SS

ST

Graphic Scale: 1/4" = 1'-0"

(str.) (str.) (str.) (str.)

ENGINEERED GROWTH, ROOFLITE INTENSIVE (MAX.80LBS./SF SATURATED WEIGHT)

12" HEIGHT STAINLESS STEEL EDGING, TYP.

24" HEIGHT RAISED PLANTER, TYP.

MEXICAN BEACH PEBBLES, TYP.-

1 ROOF TOP EXERCISE TRACK LAYOUT PLAN

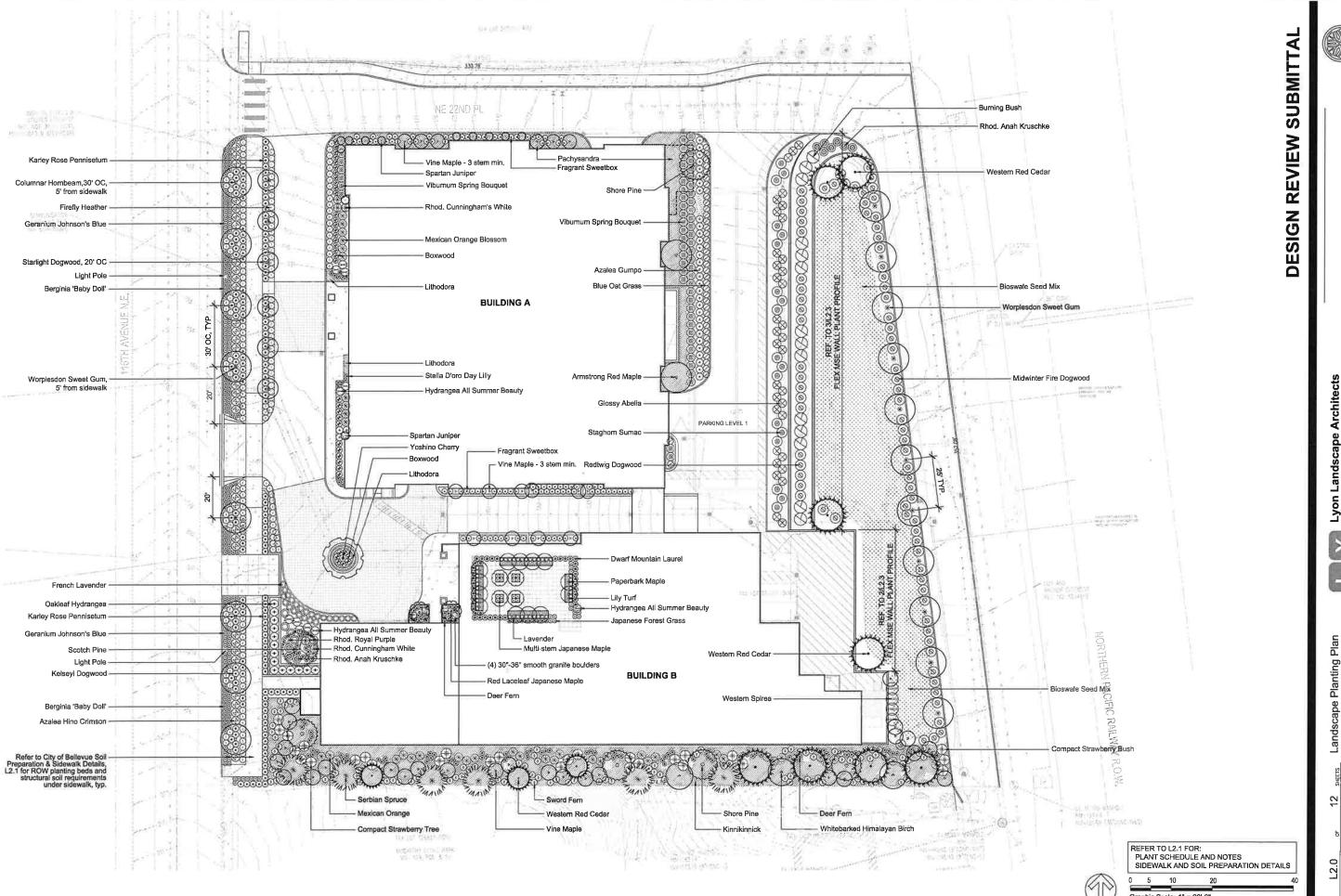
24" SQUARE PAVERS ON PEDESTALS

2 RAISED PLANTER SECTION
SCALE = 1-1/2" = 1'-0"

12" HEIGHT STAINLESS STEEL EDGING, TYP.

2

Roof Top E and Detail





RJ Development -2110 116th Ave N Bellevue, WA 980

0

2 L2.0

Graphic Scale: 1" = 20'-0"

LANDSCAPE SPECIFICATIONS & NOTES

- a. Topsolls. All topsoils shall be per City of Bellevue Parks Environmental Best Management Practices Manuel. City of Bellevue Topsoil A approved products are Supreme Mix (Pacific Topsoll 425-451-3707) or Winter Mix (Cedar Grove 877-764-5748). Topsoll A to be used in all planting beds and landscape beds within the property and City of Bellevue Rights of Way
- b. Structural soil shall be provide by Cedar Grove or approved substitution. Structural soil shall be installed underneath the sidewalk only. Structural soil mix to include:

QUANTITY MATERIAL

TYPE 2" clear crushed rock from Cadman (425-867-1234)

Growing Medium: Topsoll A (see 1a above) 1 cv

Non-toxic anionic linear polymer "Stabilizer" from Stabilizer Solutions (602-225-5900) 4 lbs, per manuf. Soil Stabilizer: Target moisture content of 20% by weight of the growing medium component 46 gallons Water *see City of Bellevue 2016 Structural Soil Specification

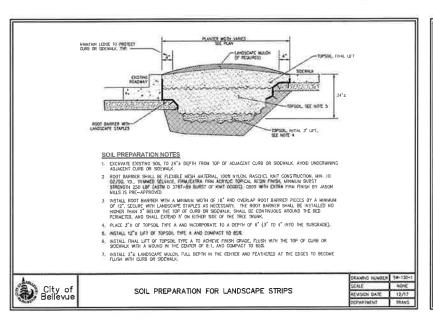
- c. Mulch. Mulch shall be fine ground mulch, applied to a 2" compacted depth on all beds, or otherwise specified. Approved products include Pacific Garden Mulch (Pacific Topsoil) or Landscape Mulch (Cedar Grove)
- d. Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed, Also, top dress all plants with a suitable 'starter' fertilizer.
 e. Tree Stakes, Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.

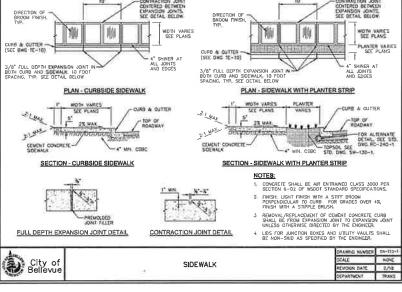
Root barrier. Root barrier shall be Jason Mills 3400 in Extra, Extra Firm finish. (732-651-7200 2. SOIL PREPARATION

- a. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
- b. Cultivate the existing ground surface to a minimum depth of 4" and remove all rocks over 1" and other debris
- c. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
- d. Beds. Place a minimum of 6" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 8". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
- e. Retaining Wall 'sand bags' shall be filled with a sand/topsoil mix as specified and shown on the Geotechnical Engineer drawings, or approved substitution. The mix shall be blended uniformly.
- 3. PRUNING EXISTING TREES
- a. Prune branches and suckers from the existing deciduous trees noted to remain, approximately 8' above finished grade, using proper horticultural pruning techniques.
- Remove any dead or broken branches on the trees
- 4. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
- a. Contractor responsible to verify quantities.
- b. Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
- c. Layout all plants as per plan and approval by Landscape Architect, making sure the plants are orientated to give best appearance to the viewer.
- d. Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
- e. Contractor may be required to cut geotech fabric for proper planting depths in and around the retaining walls. Coordinate with General
- 5. PLANTING OF STREET TREES
- a. Refer to 4. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS as above, plus the following:
- b. Place 2' minimum depth of CU-Structural soll, 2x the width of the root ball, compacted to 95% dry density.
- c. Place DeepRoot, or approval equal, tree root barrier surrounding the street tree, min. 2' depth and min. 2'-6" radius from the trunk of the tree.
- 6. GROUNDCOVER PLANTINGS ON FLEX MSE RETAINING WALLS a. The specific plant, in 4" pots, shall be inserted/planted directly into the Flex MSE Bag. Minimize the size of the hole cut for the root ball. Situate
- the honzontal cuts in the top $\frac{1}{3}$ of the Bag face to prevent medium loss. After cutting the material, make a 45° sloping cavity in the Bag fill planting medium, large enough for the plant, and fully embed it into the hole. If the 'T' cut is too big, the Bag material can be closed by sewing or stapling around the plant stem. b. A spiked planting tool such as a 'dibble' may also be used to create the hole, and is often more efficient and precise than the 'T' cut. Position
- the dibble on the upper 1/3 of the Bag and insert at a 45° angle. Ensure the full root ball is embedded in the opening. Plant 1 plant per bag as
- c. Place a fertilizer pellet in with the root ball for each plant.
- d. Saturate the Flex MSE structure and root ball before placement and initial planting to encourage initial growth.
- e. After pientings and final acceptance, contractor shall make an inspection once a month for one year, except the months of November, December, January and February, for the purpose of identifying any plants that are not growing vigorously. Any plants that have died, shall be replaced at the time it has been identified. All replacements during the first year shall be done at no cost to the owner. 7. WARRANTY
- a. All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and

8. PATIO POTS

- a. Architectural Poltery model #FGLEGACY22x33, 22"Ø x 33"h x 13" base, dark walnut perma spec artistic finish
- b. The bottom 2" of the pots will be filled with pea gravel, or other approved medium. Fill the balance of the pots with the specified topsoil, within 1° from the top.
- c. Plant with annuals, approved by Landscape Architect and/or owner
- 9 IRRIGATION
- a. Refer to Irrigation Plan and details





PLANT SCHEDULE QTY. BOTANICAL NAME SIZE & SPACING, NOTES COMMON NAME TREES 8'-10' HT, 3 stem minimum 42 Acer circinatur Vine Maple Acer griseum Paperbark Maple 10'-12' HT min, 2" cal, branching @ 6' HT 6'-8' HT, 2" cal Acer palmatum 'Fall's Fire' Red Laceleaf Japanese Maple Acer rubrum 'Armstrong' Armstrong Red Maple 10'-12' HT min, 2" cal, branching @ 6' HT Acer palmatum Green leef Japanese Maple 6'-10' HT. 3 stem minimum 12'-14' HT mln, 2" cal, multi-trunk (3 min) Betula utilis var. lacquemontii Whitebarked Himalayan Birch Carpinus betulus 'Fastigiata' 10'-12' HT min, 3" cal, 30' OC, straight trunk B&B Columnar Hombean Comus kousa 'Starlight' Starlight Dogwood 10'-12' HT, 2" cal, 20' OC, straight trunk Juniperus chinensis 'Spartan' Spartan Juniper 10'-12' HT min, 3" cal, straight trunk Liquidambar styraciflua 'Worplesdor Worplesdon Sweet Gum Picea omorika Serbian Spruce 10'-12' HT 10'-12' HT Pinus contorta Shore Pine Pinus sylvestris Scotch Pine 10'-12' HT Specimen tree, 4"-6" cal. Prunus x vedoensis Yoshino Flowering Cherry branching @ 6' HT, straight trunk Thuja plicata 'Excelsa' Excelsa Western Red Cedar SHRUBS & PERENNIALS Abelia x grandiflora Glossy Abelia 2 gal @ 4' OC Arbutus unedo 'Compacta' Compact Strawberry Tree 2 gal @ 3' OC 2 gal @ 3' OC Azalea 'Gumno White' Gumpo White Azalea Azalea 'Hino Crimson Hino Crimson Azalea Buxus sempervirens Common Boxwood Calluna vulgaris 'Firefly' Firefly Heather 2 gal @ 3' OC Mexican Orange Blossom 5 gal @ 4' OC Choisva temata Purple Rock Rose 2 gal @ 3' OC Cistus x purpureus Cornus sanguinea 'Midwinter Fire' Midwinter Fire Bloodtwig Dogwood 2 gal @ 4' OC Comus sericea 'Kelseyi' Dwarf Red-Osier Dogwood 2 gal @ 3' OC Euonymus alatus 'Compactus' Compact Burning Bush 5 gal @ 4' OC Hydrangea macrophylla 'All Summer Beauty' Hydrangea 2 gal @ 4' OC 'All Summer Beauty' 2 gal @ 4' OC Hydrangea quercifolia Oakleaf Hydrangea Minuet Dwarf Mountain Laurel 1 gal @ 2.5' OC 49 Kalmia latifolla 'Minuet' 2 gal @ 3' OC 24"-30" HT @ 4' OC Lavandula stoechas French Lavender Rhododendron 'Anah Kruschke' Anah Kruschke Rhod. 24"-30" HT @ 4' OC Rhododendron 'Cunningham's White Cunningham's White Rhod. 24"-30" HT @ 4' OC Rhododendron 'Royal Purple' 5 gal @ 5' OC Rhus typhina Staghom Sumac Sarcococca ruscifolia Fragrant Sweet Box 2 gal @ 2.75' OC Western Spirea 5 gal, spacing as shown Spirea douglassi

57	Viburnum tinus	Viburnum Spring Bouquet	2 gal @ 4' OC	Container
GRAS	SSES, FERNS & GROUNDCOVERS			
650±	Arctostaphylos uva-ursi	Kinnikinnick	1 gal @ 3' OC	Container
118	Bergenia 'Baby Doll'	Baby Doll Berginia	1 gal @ 2' OC	Container
121	Blechnum spicant	Deer Fern	1 gal, spacing as shown	Container
82	Geranium riverslealanum	Mavis Simpson Hardy Geranium	1 gal @ 2' OC	Container
	'Mavis Simpson'			
179	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 gal @ 2' OC	Container
40	Hellctotrichon sempervirens	Blue Oat Grass	1 gal @ 3' OC	Container
15	Hemerocallis 'Stella de Oro'	Stelia de Oro Dayilly	1 gal @ 2' OC	Container
149	Liriope muscari	Lily Turf	4" pot @ 1' OC	Pot
30	Lithodora diffusa 'White Star'	White Star Lithodora	4" pot @ 2' OC	Pot
750±	Pachysandra terminalis	Japanese Pachysandra	4" pot @ 1.5' OC	Pot
81	Pennisetum orientale 'Karley Rose'	Pink Fountain Grass	1 gal @ 2' OC	Container
102	Polystichum munitum	Sword Fern	1 gal, spacing as shown	Container

FLEX MSE WALL GROUNDCOVERS - contractor to verify quantities

900 Cotoneaster dammeri 'Coral Beauty' Cotoneaster 'Coral Beauty'

750 Prunus laurocerasus 'Mount Vernon' Mount Vernon Englush Laurei

4" pot, well rooted. Contract grow as needed 4" pot, well rooted. Contract grow as needed

DETENTION POND WET AREA SEED MIX* PER CITY OF BELLEVUE (Modified Briargreen Inc Hydroseeding Guide Wetlands Seed Mix)

	% WEIGHT	% PURITY	% GERMINATION
Tall or meadow fescue	60-70	98	90
Seaside/Creeping bentgrass	10-15	98	85
Meadow foxtail	10-15	90	80
Alsike clover	1-6	98	90
Redtop bentgrass	1-6	92	85



CONTAINER

B&B

B&B

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BAR

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SUBMITTA

REVIEW

ESIGN

Development -10 116th Ave N illevue, WA 980

Architects





Landscape I Plant Sched

12

7

SCALE: NTS

DESIGN REVIEW SUBMITTAL

Details Planting I

PLANT -

SECTION

Cotoneaster dammeri 'Coral Beauty' -

_TW=172' ±

BW=155°1

2 SCALE = 1/8" = 1'-0"

TW+1721±

SCALE = 1/8" = 1'-0"

BAGS-

PLANT -

BAGS-

PLANT SLOT -

Mt. Vernon English Laurel -

WALL SEGMENT 1

PLACE PLANT EVERY 4TH BAG, VERTICALLY, STARTING AT THE TOP
 ONE PLANT PER BAG, CENTERED

FLEX MSE WALLS - VEGETATION - LIVE PLANTING IN CUT BAGS

8W=154'±

Cotoneaster dammeri 'Coral Beauty' ---

FLEX MSE WALL PLANT PROFILE PATTERN - EAST WALLS

FLEX MSE WALL PLANT PROFILE PATTERN - EAST WALLS

PLANTS, EVERY 4TH ROW-

ELEVATION

WALL SEGMENT 2

WALL SEGMENT 3

BW=154't.

1. REFER TO L4 IRRIGATION PLAN FOR IRRIGATION LAYOUT
2. CONTRACTOR RESPONSIBLE TO VERIFY PLANT QUANTITIES

WALL SEGMENT 2

Mt. Vernon English Laurel -





Tandscape Architects
7 NE 95th St
AMA 98033

NOTES: 1. REFER TO L4 IRRIGATION PLAN FOR IRRIGATION LAYOUT

Landscape Planting D Flex MSE Wall

DESIGN REVIEW SUBMITTAL

TREES







Armstrong Red Maple











Spire Flowering Cherry

















Compact Burning Bush









Yoshino Flowering Cherry





French Lavender













Western Spirea

	ME
	XX

Midwinter Fire Bloodtwig Dogwood



	L2.4	٤	$\overline{}$
CALE	N/A	DESIGNE	^
ATE:	June 15, 2018	DRAW:	
PO.FCT.	RJ Development	CHECKED	1

GRASSES, FERNS & GROUNDCOVERS





Lithodora diffusa White Star







Stella de Oro Daylily





Lily Turf





Geranium





Berginia







DESIGN REVIEW SUBMITTAL

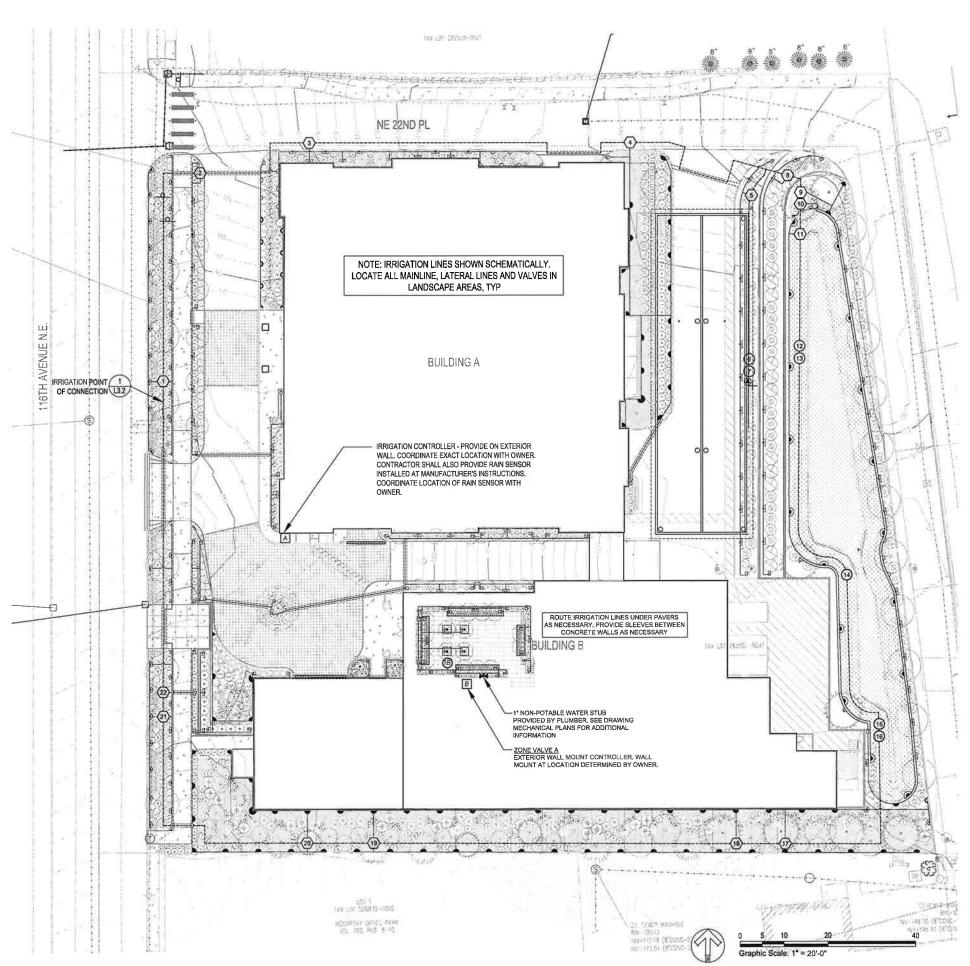


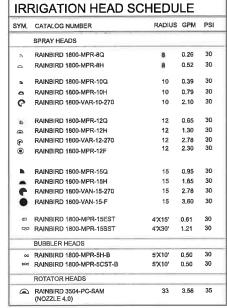


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L2.5	N/A	June 15, 2018	RJ Development tOJECT: Seniora Housing	
	WE:	ij	OJECT:	TOBO





SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
DCV	FEBCO	850U	2" DOUBLE CHECK VALVE ASSEMBLY W/ UNIONS
×	RAINBIRD	100-PEB-PRS-D	1° GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WTIH PRESSURE REGULATING MODULE
н	KENNEDY	8561ASS	2" RESILIENT SEATED GATE VALVE
(A)	RAINBIRD	44-LRC	1° BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
A	HUNTER	ACC-1200-PP	48 STATION CONTROLLER, INDOOR MODEL, WITH WEATHER STATION. WALL MOUNT AT LOCATION DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE.
В	RAINBIRD	ESP-TM2	EXTERIOR WALL MOUNT 6 STATION CONTROLLER, WALL MOUNT AT LOCATION DETERMINED BY OWNER,
190	HUNTER	FCT-100-HFS	1" SCHED. 40 PVC FLOW SENSOR, PROGRAM FOR DRIP IRRIGATION ZONES ONLY
M	RAINBIRD	200-EFB-CP-R	2" ELECTRIC REMOTE CONTROL MASTER VALVE
+	HUNTER	PASV-101	1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL
NOT SHOWN	IRRIGATIO		E-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER &
5	SCHEDULE	40 PVC MAINLINE (2	* SIZE UNLESS NOTED OTHERWISE) @ 24* DEPTH
	SCHEDULE	200 PVC LATERAL L	INES, SIZE TO NOT EXCEED 7 FPS INDICATED @ 18" DEPTH

SEE DRAWING L3.3 FOR IRRIGATION SPECIFICATIONS

ALVE#	GPM	VALVE SIZE	ZONE TYPE	
1	28 95	1-1/2*	SHRUB	
2	15.16	1"	SHRUB	
3	23,50	1*	SHRUB	
4	30.84	1-1/2"	SHRUB	
5	15,73	1*	SHRUB	
6	DRIP IS	RIGATION - SEE	DRAWING L3.3	
7	DRIP IR	RIGATION - SEE	DRAWING L3.3	
8	16.94	1*	SHRUB	
9	27.01	1*	SHRUB	
10	35.80	1-1/2"	SHRUB	
11	32,22	1-1/2"	SHRUB	
12	DRIP IRRIGATION - SEE DRAWING L3.2 DRIP IRRIGATION - SEE DRAWING L3.2 DRIP IRRIGATION - SEE DRAWING L3.2			
13				
14				
15	DRIP IF	RIGATION - SEE	DRAWING L3,2	
16	DRIP IR	RIGATION - SEE	DRAWING L3.2	
17	17.67	1"	SHRUB	
18	22.20	1"	SHRUB	
19	25.90	1"	SHRUB	
20	22,00	1"	SHRUB	
21	23.95	1"	SHRUB	
22	32.74	1-1/2"	SHRUB	

TAE #	GPM	VALVE SIZE	ZONE TYPE
1B	26.24	1"	RAISED PLANTER
2-6	ZON	ES 2-6 ARE FOR	FUTURE ZONES

ZONE VALVE SCHEDULE B



DESIGN REVIEW SUBMITTAL

Plan

7

DESIGN REVIEW SUBMITTAL

Deta

2

L3.1

- 2" DOUBLE CHECK VALVE $\begin{pmatrix} 3 \\ L3.1 \end{pmatrix}$ 18" OF UNOBSTRUCTED E (4) L3.1) QUICK COUPLER VALVE MANUAL CONTROL VALVE (2) 2 MANUAL CONTROL VALVE UNOBSTRUCTED 1" PVC STUB PROVIDED BY OTHERS, SEE UTILITY PLAN FOR 2" SCHEDULE 40 PVC PIPE ADDITIONAL INFORMATION MANUAL DRAIN VALVE 6 L3.1 FLOW METER MASTER VALVE (5) 2" MAINLINE

PLASTIC VALVE BOX. SET FLUSH W/ FINISH GRADE CENTER VALVE-VALVE BOX EXTENSION AS NECESSARY SPECIFIED RESILIENT - SEATED GATE VALVE SCHED, 80 PVC CLOSE NIPPLES NOTE: SIZE ALL VALVE BOXES TO ALLOW SUFFICIENT ROOM FOR VALVE REPLACEMENT AND MAINTENANCE. **Manual Control Valve**

FOR ALL VALVE BOXES AND LATERAL LINES LOCATED IN RAISED PLANTERS, PLACE **DIRECTLY ON TOP OF FILTER FABRIC.**

PLASTIC VALVE BOX - SET

ENCAPSULATING CONNECTION SEALERS WIRES TO CONTROLLER

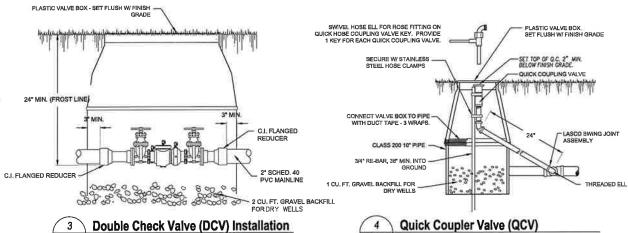
2" SCHED. 40 _ PVC MAINLINE _

2° FLOW METER

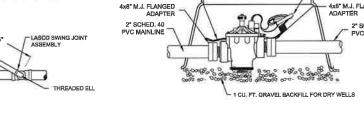
Flow Meter

NOT TO SCALE

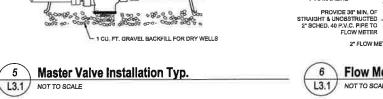




L3.1 NOT TO SCALE

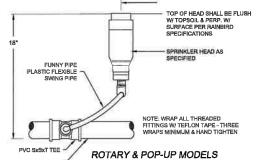


WIRES TO CONTROLLER



ALL SPLICES IN SPECIFIED VATERPROOF CONNECTORS

4x8" M.J. FLANGED



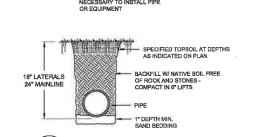
6" TO CONC. SURFACE OR SIDEWALK

12" TO BUILDING SURFACE

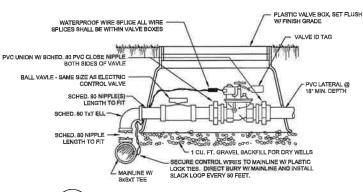
L3.1

NOT TO SCALE









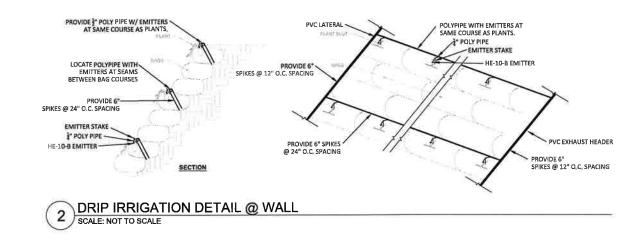


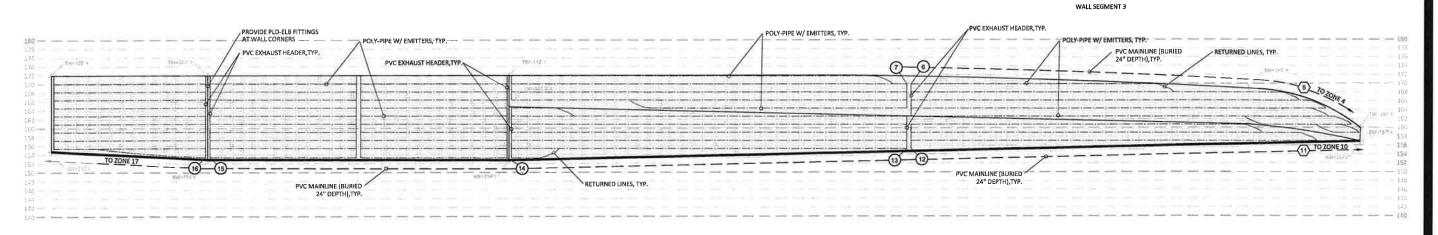
L3.1 NOT TO SCALE

DESIGN REVIEW SUBMITTAL

SYMBOL	MFG,	CATALOG NO.	DESCRIPTION
\otimes	HUNTER	ICZ-101-40	1" ICV VALVE WITH 1" HY100 WYE FILTER WITH 40 PSI REGULATOR
	HUNTER	2" POLYPIPE W/ EMITTERS	*POLY PIPE WITH HE-10-B EMITTERS AT EACH PLANT. CONNECT EMITTERS TO *POLY POLY PIPE WITH *TUBING, PROVIDE (1) STAKE PER EMITTER,
NOT SHOWN	ALL FITTIN	GS SHALL BE SCHED	JLE 40 PVC, COLOR BLACK
	SCHEDULI	E 40 PVC MAINLINE (2'	SIZE) @ 24" DEPTH
	1" SCHEDU	JLE 40 PVC LATERAL I	INES, COLOR BLACK

ZONE VALVE SCHEDULE				
VALVE #	GPH	LINEAR FEET/# OF EMITTERS		
6	200	500 LINEAR FEET/200 EMITTERS		
7	192	480 LINEAR FEET/192 EMITTERS		
12	132	330 LINEAR FEET/132 EMITTERS		
13	192	480 LINEAR FEET/192 EMITTERS		
14	208	520 LINEAR FEET/208 EMITTERS		
15	168	420 LINEAR FEET/168 EMITTERS		
16	180	450 LINEAR FEET/180 EMITTERS		





1. WORKMANSHIP

- A. Installer qualifications: System to be installed by an irrigation technician with 5 years of experience as an irrigation installer. All workmanship shall be of the highest standards of the industry.
- B. Workmanship that is improper, careless, and or that does not meet specification, will be rejected. The replacement or replacement cost shall be at the expense of the Contractor.

2. SCOPE OF WORK

- A. Furnish all labor and materials to install the irrigation system complete as shown on the plans and detalls, and as specified herein.
- B. This work includes all phases of completing and making the irrigation system fully operational, as-built plans and an orientation meeting with the Project Landscape Architect or Owner's Representative.

3. SUBMITTALS

- Submit each item in this specified to the Landscape Architect.
- B. The Contractor shall provide the Project Landscape Architect a complete listing of all irrigation materials required by this Section to be used on the project.
- C. The listings shall include the name of the manufacturer, trade names, catalog cut sheets, specifications, model numbers, brochures and other data giving information about each item specified.

4. DAMAGE TO PROPERTY

- A. The Contractor shall be responsible for all damage to any part of the premises caused by breaks or leaks in the system for a period of one (1) year after final acceptance of the contract.
- B. The Contractor shall be responsible for the clean up and removal of any building materials, equipment and trash resulting from his/her work. The Contractor, upon completion, shall leave the property in a clean and orderly condition.

MATERIALS

1. CONDITION OF MATERIALS

- A. All materials to be installed on this project shall be new and free of defects.
- 2. WATER METER
- A. A new 1-inch water meter will supply the irrigation system.
- 3. BACKFLOW PREVENTION DEVICE
- A. Install new device, as shown on the drawings and details. Per City of Bellevue requirements.
- 4. QUICK COUPLING VALVES
- A. Install per plans and details.
 PVC PIPE, FITTINGS, NIPPLES
- A. Install per plan.
- B. Pipe shall be marked with manufacturer's name, class of pipe, NSF seal and date of manufacturer run. Pipe shall bear no evidence of interior or exterior extrusion marks. Pipe walls shall be uniform, smooth and glossy. Pipe may be pre-belled or with individual solvent-weld couplings for laterals. Class 200 pipe shall have SDR rating of 21.
- PVC fittings shall be schedule 40 rated and meet ASTM D2466 standards and specifications.
- D. PVC nipples shall be schedule 80 rated and meet ASTM D1785 requirements and standards. All nipples will have tapered threads.

- A. All joining materials used will be manufactured by IPS or equal, and will be used in accordance to the manufacturer's written specifications and safety recommendations
- All threaded connections (PVC) shall be sealed using Teflon tape.
- All galvanized threads shall be sealed with an approved Teflon base pipe compoun
- D. PVC solvent compounds shall be IPS Weld-On P-70 purple primer and Weld-On P-711 heavy-bodied

7. GALVANIZED PIPE AND FITTINGS

- A. Galvanized steel pipe shall be schedule 40, hot dipped galvanized, conforming to ASTM-A120-76 specifications.
- Galvanized fittings shall be of malleable Iron, hot dipped galvanized.
- Galvanized pipe, nlpples and fittings shall be of domestic origin.

8. CONTROL WIRE

- A. Control wire shall be 14 ga. solld copper wire, to be UF rated and UL listed. Use Red wire for leads, White wire for common, Black wire for spare, and Yellow wire for Master Valve.

- B. Wire connectors shall be 3M DBY, or approved equal.
 C. PE-89 Maxi cable shall be used to connect the flow sensor to the controller. Ranger Seal Closures shall be used when connecting to the flow sensor.

9. TRACE WIRE

A. Trace wire shall be 12 ga. solid bare copper wire, to be UF rated and UL listed.

10. VALVE BOXES

- A. Valve boxes for master valves and control valves shall be Carson-Brooks, green plastic HDPE box. High Performance Series Model 1419-12 with 1419-3B locking cover, or approved equal. The cover shall be bolted down with stainless steel bolts. Box and cover to be green. Valve box extensions shall be compatible with valve box, and used as needed to meet finished grade.
- B. Valve boxes for mainline gate valves and quick coupler valves shall be Carson-Brooks, green plastic, mode 910-12 with 910-48 bolt down T cover or approved equal, 10 inch diameter circular boxes with 7 inch diameter PVC sleeve below. Cover is to be green and marked "Imigation".
- C. Valve boxes for the backflow device shall be stacked concrete meter boxes, per City of Bellevue requirements.
- 11. AUTOMATIC CONTROLLER REMOTE CONTROL DEVICE & ACCESSORIES
- Controller and accessories shall be those shown on the drawings.
 Install on exterior wall as directed by Owner's Representative. Shall be wall mounted at chest height.
- 12. AUTO-CONTROL VALVES
- A. Per Plans and Details. 13. FLOW SENSOR
- A. Per Plans and Details 14. SPRINKLER HEADS
- A. Per Plans and Details
- 15. DRIP IRRIGATION A. Per Plans and Details.
- 16. VALVE IDENTIFICATION TAG
- A. Polyurethane identification tag shall be as supplied by T. Christy, model No. ID-STD-YI or approved

17. NOT LISTED EQUIPMENT

A. Not all materials needed for the completion of this irrigation system have been listed. It shall be the Contractor's responsibility to furnish and install any items required to complete this irrigation system as designed, detailed and specified.

EXECUTION

1. CONSTRUCTION CONDITIONS

- A. Location of sprinklers, valves and other items shall be as shown on the plans and will be of the size and type as specified. No changes in the plans or the equipment will be made without prior approval of the Project Landscape Architect.
- B. Electrical connections shall be made by the Contractor as indicated on the plans and specifications. Installations shall conform to local codes and utilities. Coordinate with Project Landscape Architect or Owner's Representative and Electrical Contractor for arranging power to the controller and final controller location.

2 LAYOUT

- A. The Contractor shall stake the system from the design show on the plans. Some alternations may be required to accommodate site conditions to ensure good application rates. It is known that corrective measures in the system, If any, shall not be made without the written approval from the Project Landscape Architect or Owner's Representative.
- B. The Contractor layout and staking shall be approved by the Project Landscape Architect or Owner's Representative prior to trench excavation or equipment installation

3 EXCAVATIONS

- A... It is the Contractor's responsibility to locate all underground utilities before any excavation begins. Any damage caused by the Contractor will be repaired at his/her expense.
- B. Trenches shall be wide enough to allow ample room for pipe and wire installation. When more than one pipe occupy the same trench, each pipe must be parallel to each other, not crossing, at a minimum of
- C. All piping under paved areas shall be installed in PVC sleeves as indicated in the drawings. All sleeving shall be bedded with sand and a minimum depth of 6" under and 6" over pipe sleeves. Contractor shall provide more than one 4" sleeve to accomodate pipes if necessary
- D. Mainline shall be installed at a minimum depth of 18", maximum depth of 24".
- Where multiple imigation pipes share a common trench, trench shall be sufficiently wide or piping shall be arranged to allow 2" minimum horizontal separation and 6" minimum vertical separation between piping, while maintaining specified minimum and maximum cover over piping.

4. BACKFILLING

- A. All materials to be used as backfill over pipes and around valve boxes, and vault must be fully compacted to eliminate future settling. All backfill in structural (non landscape) areas shall be
- B. All material used as backfill must be clean of all debris and rocks larger than 1" in diameter. Such debris and rocks shall be gathered and removed from the site,

5 PVC PIPE LINES

- A. Install pipe as shown on drawings and details.
- B. PVC pipe shall be Installed on flat bottom trenches in a manner as recommended by the manufacturer to allow pipe to expand and contract.
- C. All pipe shall be cut with a hand saw/hack saw in a manner to provide square ends. All shavings and burrs must be removed before welding pipes or fittings,
 D. Flush main free of all debris and shavings prior to installing ACV's. Flush all laterals prior to Installing
- E. Contractor shall exercise care when loading, hauling and handling pipe. Damaged pipe will not be accepted or used on this project.
- Install sleeves under paved surfaces (all hard surfaces) to allow for irrigation piping and electrical wiring. Sleeve ends shall be sealed.
- G. Allow minimum 15 minutes setup time for solvent weld joints before moving or handling. Pipe shall be partially center loaded to prevent arching or slipping. No water shall be permitted in the pipe for at least 10 hours to allow solvent weld set and cure. Backfilling shall be done when pipe is not in an expanded condition due to heat or pressure. Cooling of the pipe can be accomplished by operating the system for a short period of time before backfilling or by backfilling the early part of the morning before the heat of the day. Before pressure testing, allow 24 hours cure time for solvent weld joints.

- A. All solvent weld joints must be first primed and then welded per manufacturer's recommendations. The pipe and fittings shall be clean of all foreign matter and water before solvent can be applied.
- Contractor shall not be allowed to weld mainline pipe with a 'one step' glue such as IPS 721 or 725 or

7. POINT OF CONNECTION

- A. Per Drawings and Details.
 8. CONTROL WIRE
- - A. Wire shall be pulled from valve location to controller location in one continuous piece.
 - B. Wire shall be grouped together, taped with electrical tape at 10' intervals. Wire then will be installed under main line or laterals in a soft snaking manor to prevent copper from being stretched and or
 - Coil a minimum of 5' of each wire in each valve box.
- D. No file wire splices shall be allowed between valve boxes. All wiring connections shall bed installed in valve boxes or separate handhole.
 9. CONTROLLER

A. Controller shall be wall mounted as detailed. Coordinate exact location of controller with Owner. B. Coordinate with the Electrical Contractor to ensure proper connection of controller to power.

10. AUTOMATIC CONTROL VALVES

- A. Per Drawings and Details
- Contractor shall install one valve assembly hox
- All valve boxes shall receive a polyurethane identification tag identifying the valve station number. Valve number shall be marked on exterior of valve box lid with a minimum 1" letters.

11. VALVE BOXES

A. Install all other boxes plumb and flush with finish grade. Valve box archway shall not rest on piping. Provide a minimum of 1" clearance around the inlet and outlet pipe, 12. SPRINKLER HEADS

A. Contractor shall install sprinklers as detailed on the drawings.

B. Placement of heads shall be 4" from edge of paving/concrete edge. 13. TESTING OF SYSTEM

- A. After flushing and valving main line prior to backfilling, a pressure test will be required on the main line. B. Mainline shall have a one hour test at a pressure of 150 PSI. A maximum pressure loss of 5 PSI is
- C. Contractor is responsible to set up all equipment necessary to comply with test. D. Contractor shall schedule pressure test 48 hours in advance with Project Landscape Architect or Owner's Representative.
- E. Lateral lines shall be visually tested before heads are installed at line pressure. Schedule pressure tests on lateral with Project Landscape Architect 48 hours in advance.
- F. Before any testing starts, all air must be expelled from the pipe.
- G. Any section of pipe not passing pressure test shall be repaired and retested

14. PRODUCTS TO BE PROVIDED TO OWNER

A. The following list of materials shall be provided to the Owner at the time of project completion: (2) QCV Keys - Manufacturer to match installed Quick Couple Valve. (2) Hose swivels - Manufacturer to match installed Hose Swivels. (2) 20" sprinkler keys. Spare irrigation body, riser and nozzle for each type

15 PERFORMANCE TEST

- A performance test is part of the final review.
- Upon completion of the system installation and after the flushing and pressure tests have been completed and the system has been adjusted, the Contractor shall operate the system in the presence of the Project Landscape Architect or Owner's Representative.
- Coverage Check: Each automatic valve shall be operated to determine complete sprinkler coverage. The Project Landscape Architect or or Owner's Representative may direct that up to 5% of the total
- nozzles be substituted, at no additional cost to the owner.

RECORD DRAWINGS & GUARANTEE

1. ADJUSTING SYSTEM

- A. Before final inspection, the Contractor shall adjust and balance all sprinkler to provide adequate and uniform coverage. Spray patterns shall be balanced by adjusting individual sprinkler heads with the
- adjustment screws or replacing heads to produce a uniform pattern.

 B. Sprinkler spray patterns shall not be permitted on pavement, walks or structures.

2. AS-BUILT PLANS AND SYSTEM ORIENTATION

- A. Contractor shall maintain a set of drawings on the site specifically for recoding changes as they occur during the job.
- B. The Contractor shall conduct a training and orientation session covering the operation, adjustment winterization and maintenance of the irrigation system. The Contractor shall provide the owner with a parts list and service manuals for all equipment. Contractor shall be responsible for one fall winterization and one spring activation of the system and shall conduct these operations as part of the Owner's training and orientation procedure.
- C. Contractor shall provide a zone control map encased in plastic and mounted next to the Controller. The map will show main and zone valves and the area they cover.

3. MAINTENANCE AND GUARANTEE

A. The Contractor shall provide a written guarantee to the Owner covering all materials, installation, workmanship, and against defects for a period of one (1) calendar year upon final acceptance by the Project Landscape Architect. Contractor shall be responsible for maintaining system and protecting it from all damage, at no cost to the owner, for the duration of the maintenance period, including damage caused by vandalism or adverse weather conditions

SUBMITTAL Ε¥ SIGN

Developme 10 116th Av illevue, WA

Architects

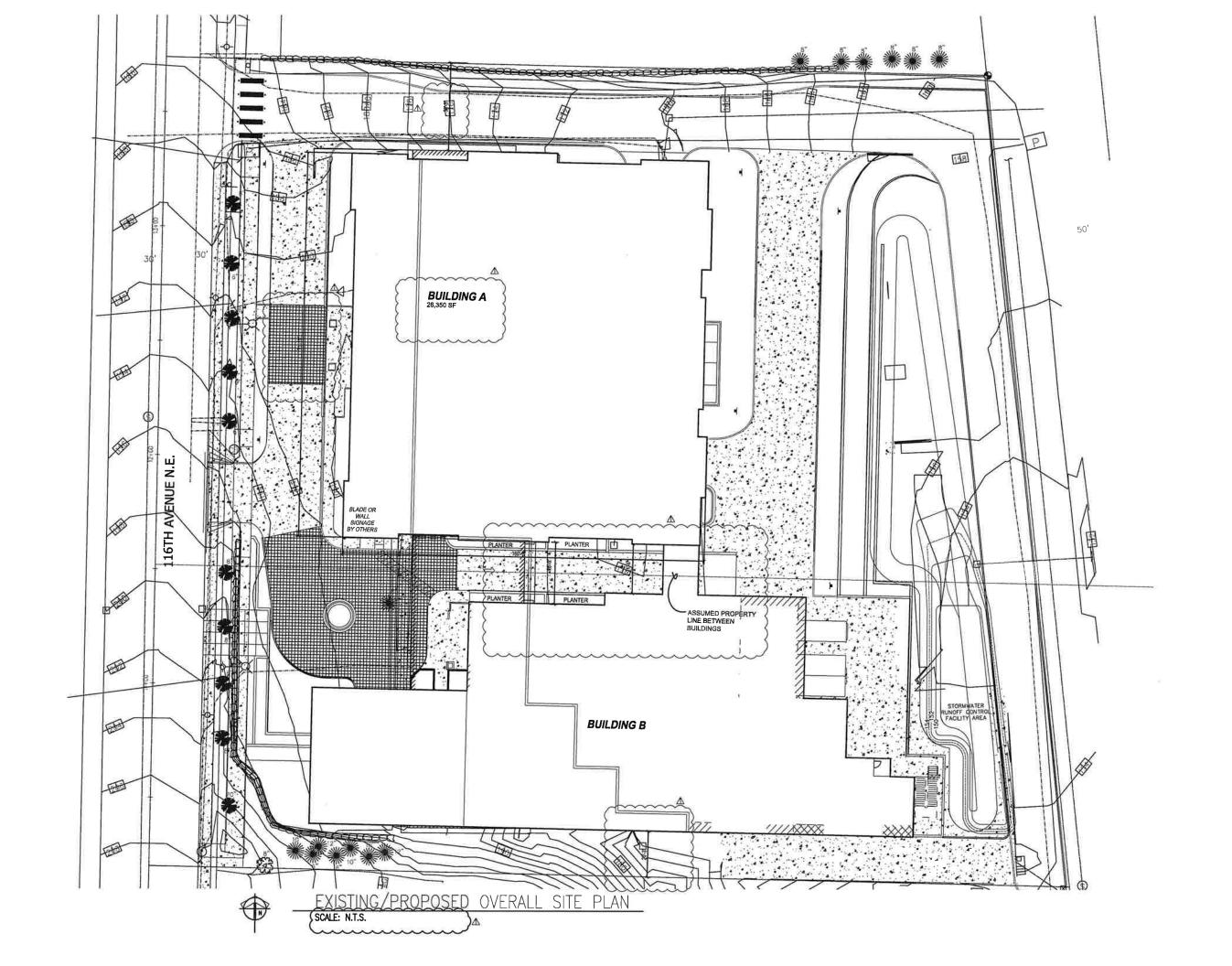




Spec

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ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

257 . 840 . 8405 257 . 840 . 8505

RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004

EXISTING / PROPOSED SITE PLAN

JOB NO: ISSUE DATE: REVISED: DRAWN BY: SHEET

A1.0

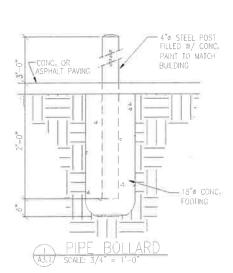
CODE REQUIREMENTS SEE A2.0

PATH OF EGRESS LEGEND

South Browner - Per 2015 - State of the State o DIRECTION AND DISTANCE OF EGRESS TRAVEL EXIT SIGNS KEYPAD CONTROLLED ACCESS GOOPS
MAGNETIC LOCKS PED TO THE FIRE ALARM SYSTEM PER
IRC 1008 1 9 3 (6) MAGNETIC HOLD OPEN - DESIGNED TO RELEASE UPON FIRE SPRINFLER OR FIRE ALARM ACTIVATION

SMOKE/FIRE WALL LEGEND			
_	SMOKE BARRIER PER SECTION 407.5 & 709 1-HOUR WALL - SEE WALL TYPE 6/A2.I		
	PER SECTION 1018,1 CORRIDOR WALLS ARE REQUIRED TO BY, FIRE PARTITION PER SECTION 708 BUT ONLY 30 MIN, RATED PER TABLE 1018,1		
	FIRE PARTITION PER SECTION 708 WALL SEPARATING DWELLING UNITS		
	1 HR FIRE RESISTANCE RATING AT EXTERIOR WALLS		

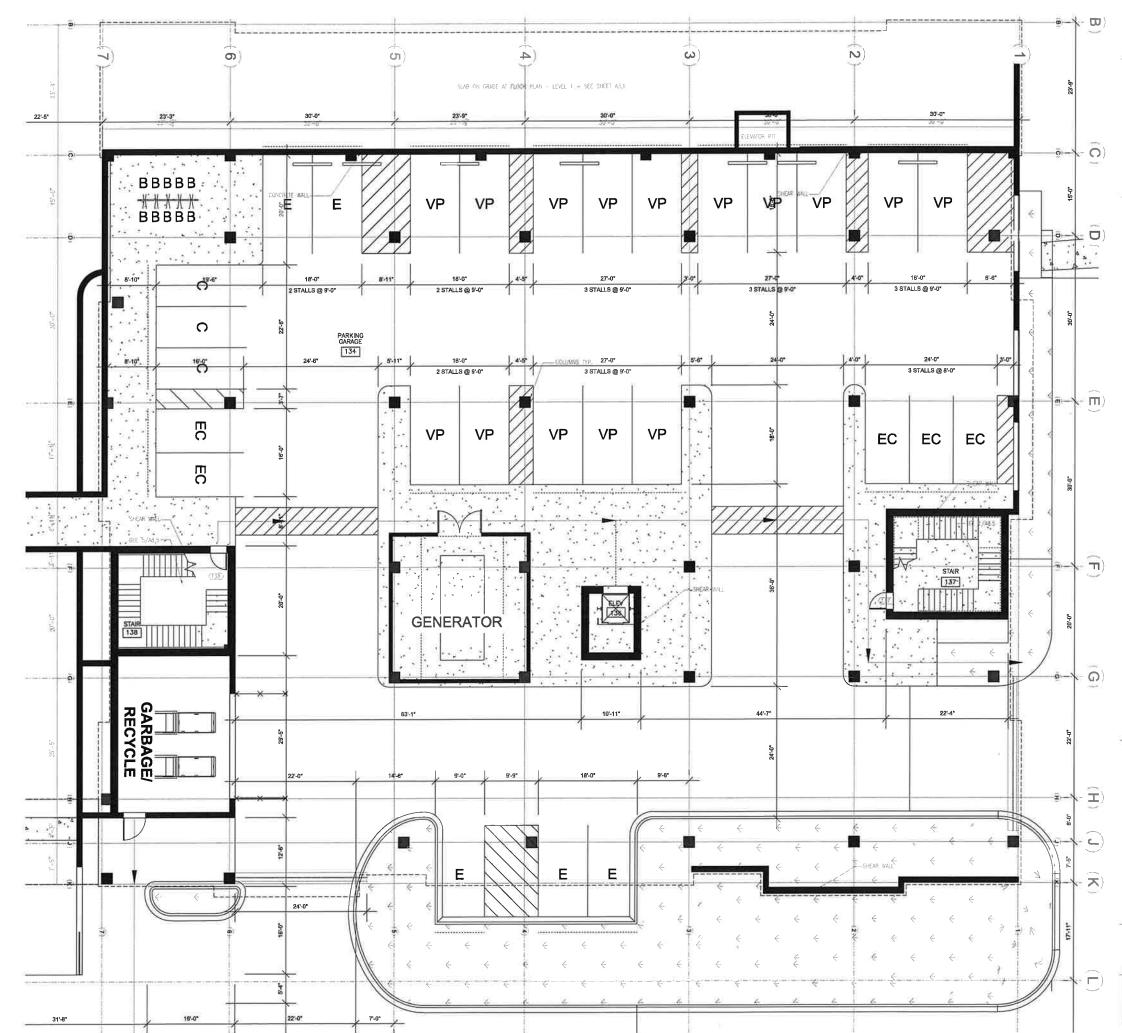
PER 2015	IBC TABLE 1004_1.2		
FIRST FLOOR. AREA DESCRIPTION	OCC LOAD SIZE S.F. FACTOR OCCUPANTS		
PARKING GARAGE TOTAL	19;191 200 95 19:191 95		
PER SECTION 1021 2 - (2) EGREGS WIDTH PER OCCUPAN CORRIDORS AND DOORS: 2	- IBC SECTION 1005_1		
PARKING FLOOR: MINIMUM TOTAL EGRESS 95 x 0.2 = 19 INCHES	WIDTH:		
ACTUAL DOOP OPENING B			







ELEVATOR STAIRS PARKING 140 SQ.FT 812 SQ.FT 21,294 SQ.FT



253 840 9405 263 840 9603

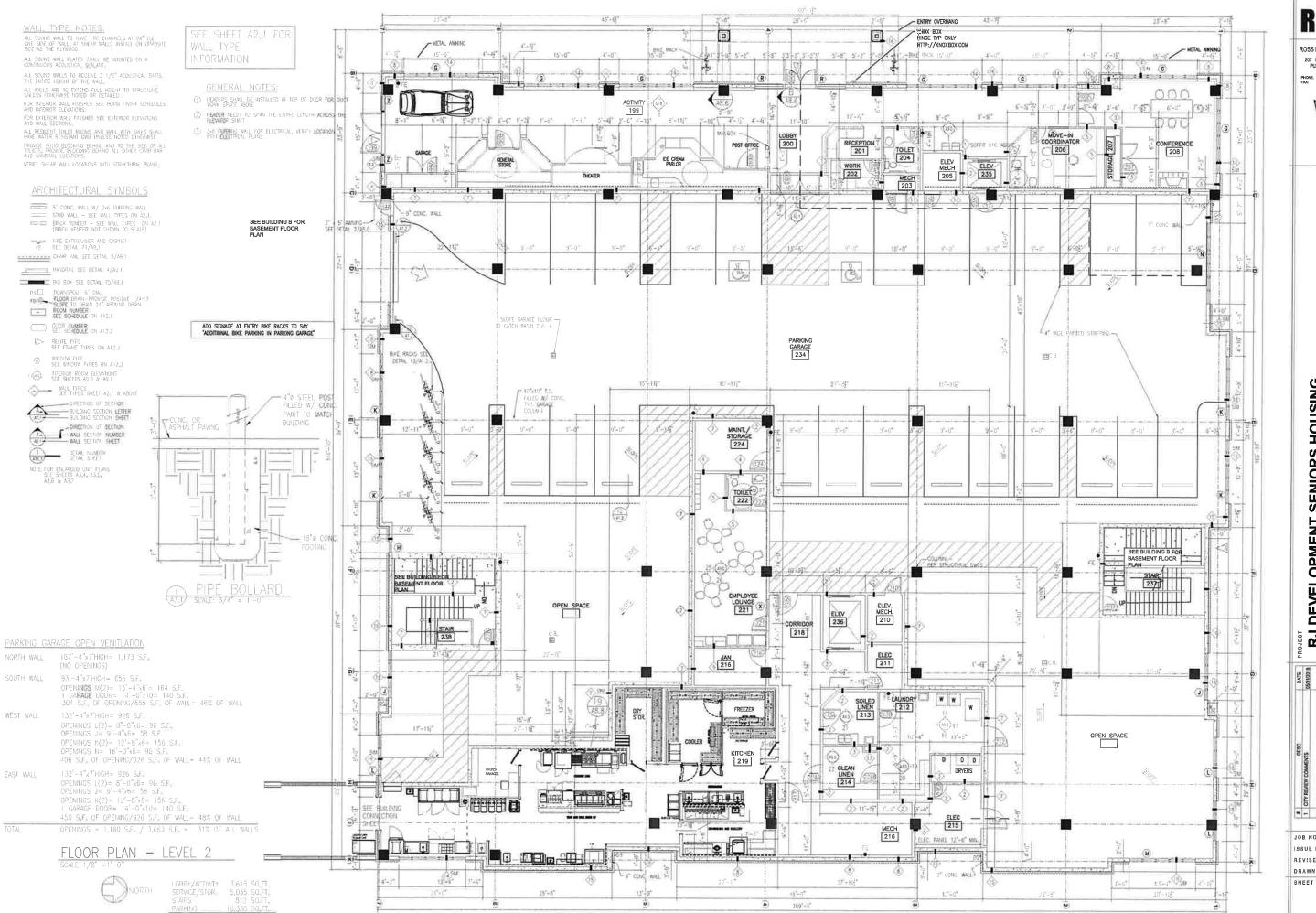
RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004

JOB NO.: ISSUE DATE:

REVISED: DRAWN BY: SHEET

06/02/2018 6/15/2018

A3.0



ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

253 840 9405 253 840 9503



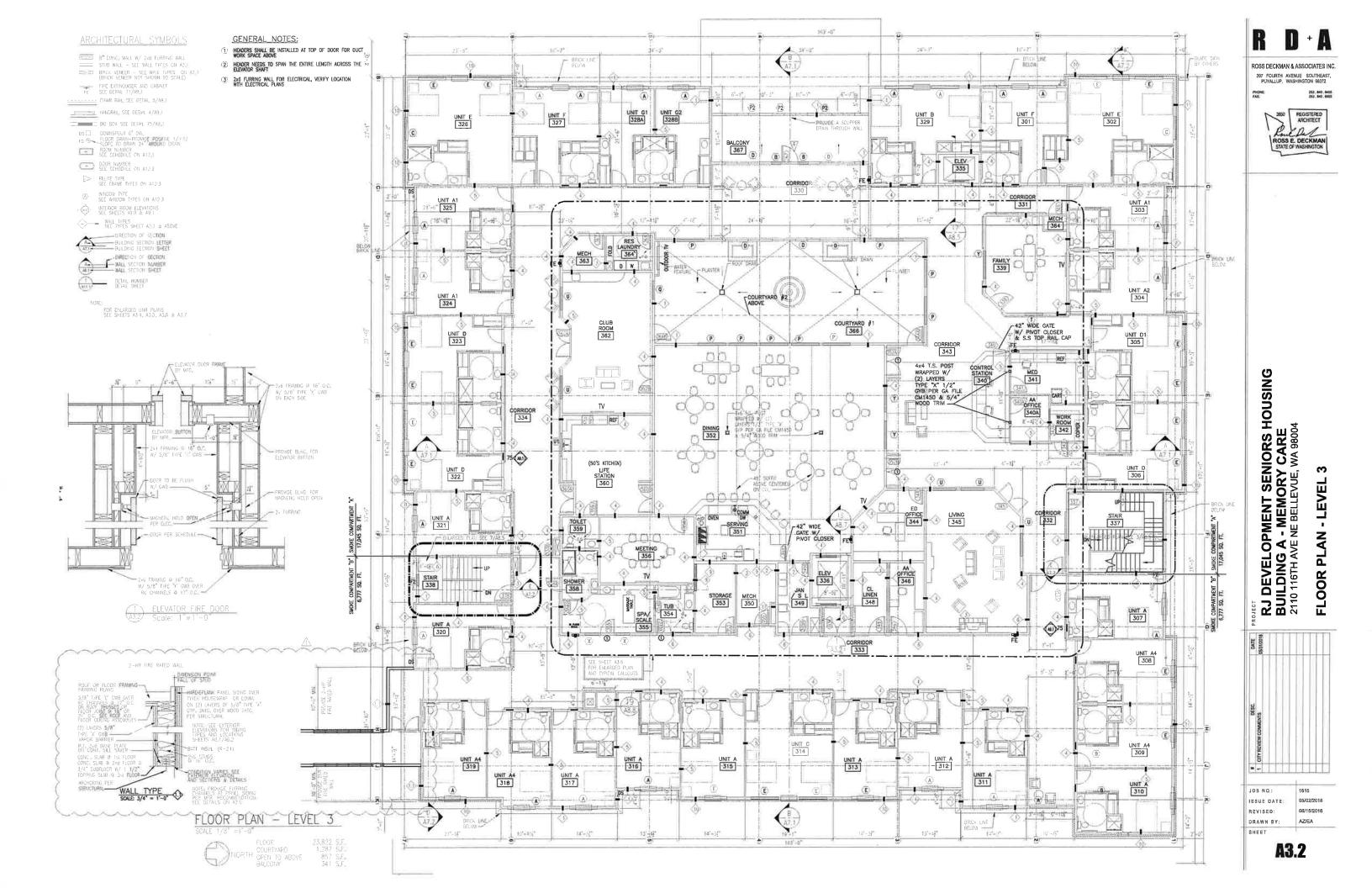
RJ DEVELOPMENT SENIORS HOUSIN(
BUILDING A - MEMORY CARE
2110 116TH AVE NE BELLEVUE, WA 98004

FLOOR

JOB NO.: ISSUE DATE: REVISED: DRAWN BY:

05/02/2018 06/15/2018 AZ/EA

A3.1



RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004

JOB NO : ISSUE DATE

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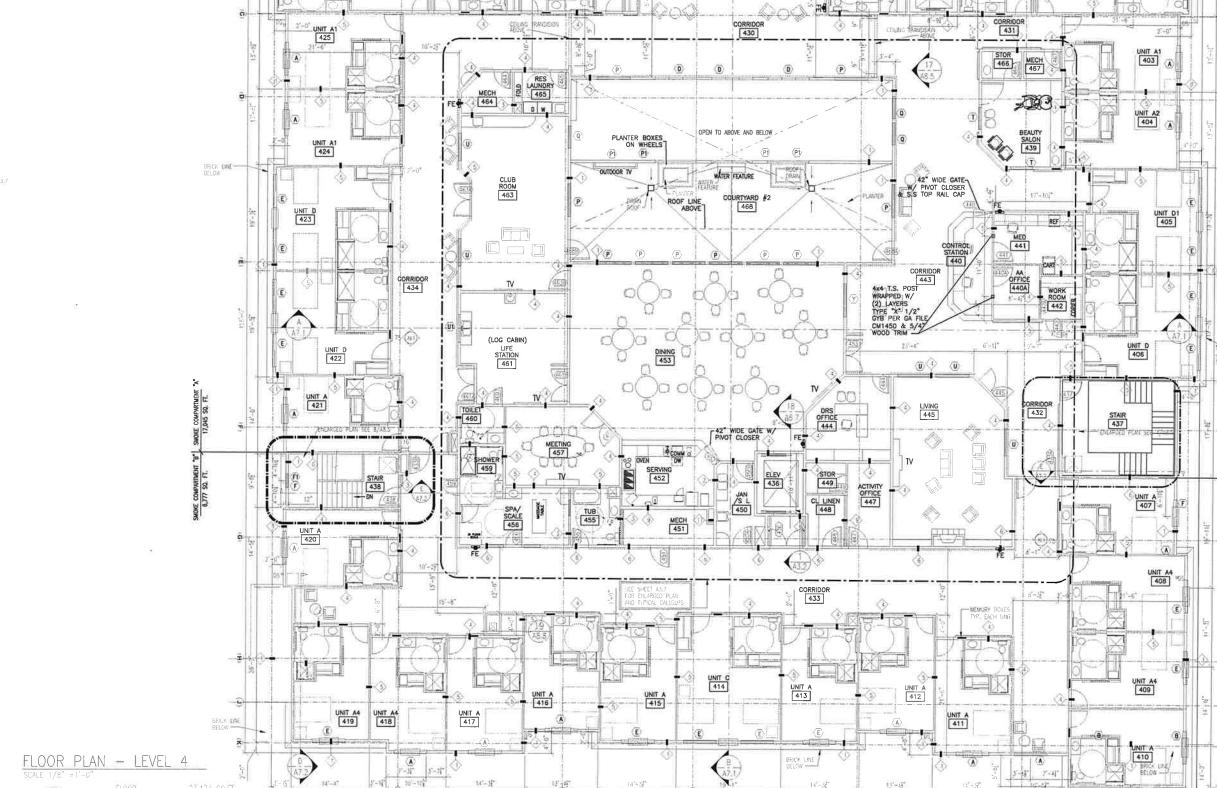
6/15/2018

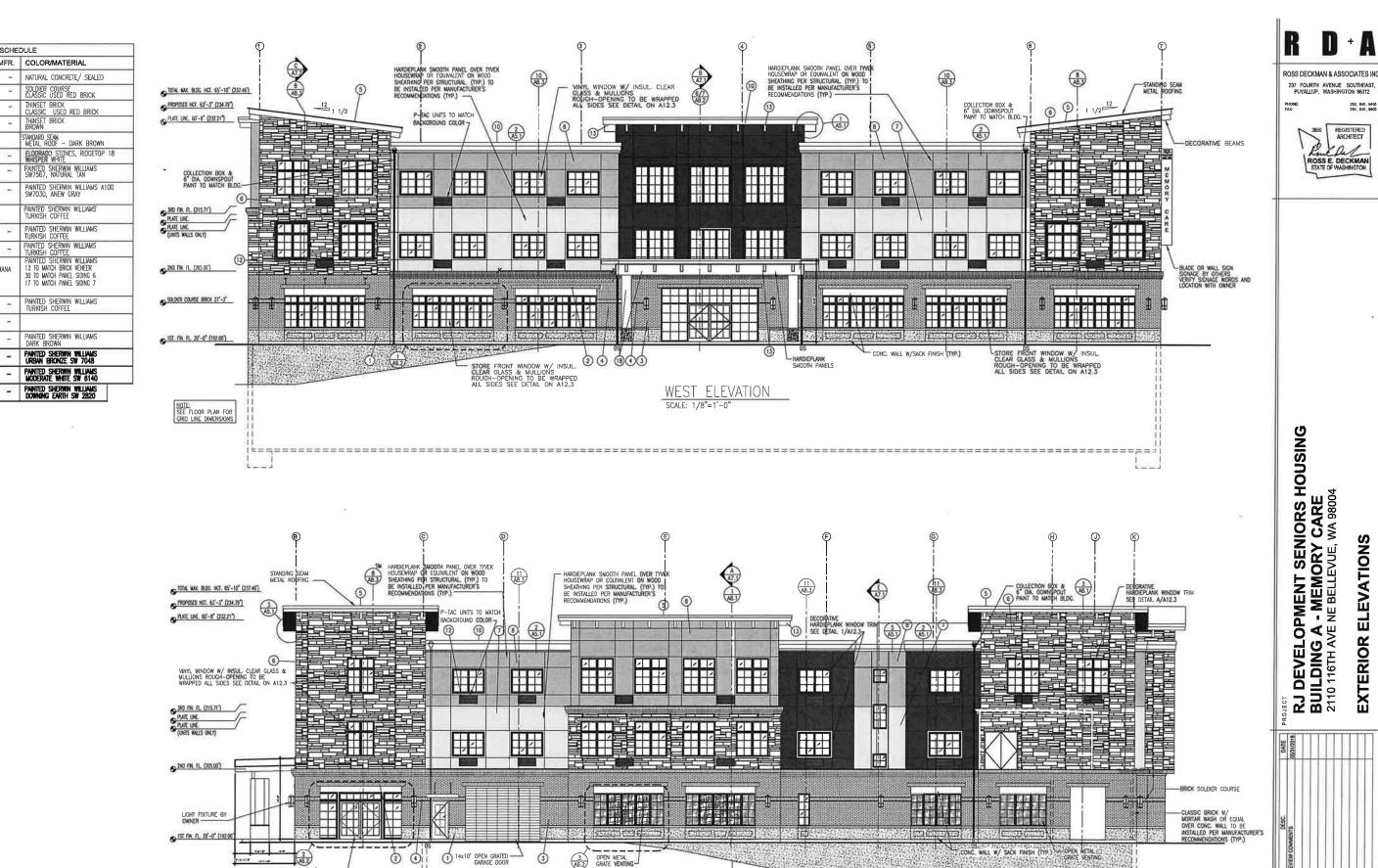
A3.3

FLOOR PLAN - LEVEL

253.640.9409 253.640.9502

REGISTERED ARCHITECT





SOUTH ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

AMANA

MFR. COLOR/MATERIAL

THINSET BRICK BROWN

NOTE: SEE FLOOR PLANS FOR GRID LINE DIMENSIONS

TAG ITEM

(1) CONC. BASE

2 BRICK WINDOW HEADER

3 BRICK VENEER

BRICK VENEER

(5) ROOF METAL

8 HARDIEPLANK SMOOTH PANEL 9 WINDOW TRIM 10 FASCIA BD

6 STONE T HARDIEPLANK SMOOTH PANEL

1 DOORS P-TAC GRILLE

13 DECORATIVE BEAMS

(18) AMAINGS

PORTE COCHERE

POSTS & UPPER

14 (15) VINYL WINDOWS

RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004

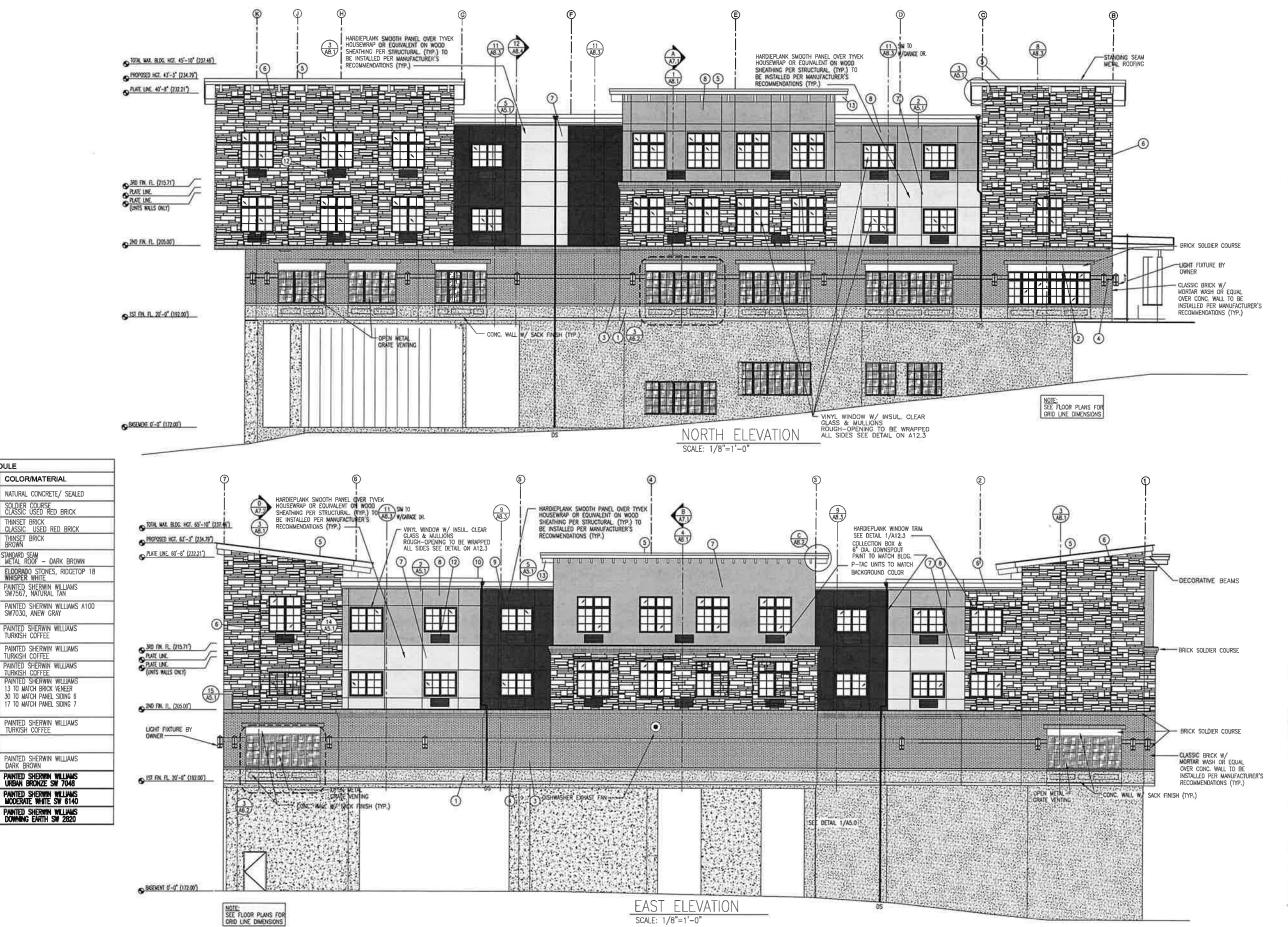
EXTERIOR ELEVATIONS

253 840 9405 253 840 9503

REGISTERED ARCHITECT

== | | | | | JOB NO.: ISSUE DATE REVISED: 6/15/2018 DRAWN BY: AZ/EA SHEET

A6.1



EXTERIOR FINISH SCHEDULE

MFR. COLOR/MATERIAL

THINSET BRICK

SOLDIER COURSE CLASSIC USED RED BRICK

THINSET BRICK CLASSIC USED RED BRICK

PAINTED SHERWIN WILLIAMS SW7567, NATURAL TAN

PAINTED SHERWIN WILLIAMS TURKISH COFFEE

PAINTED SHERWIN WILLIAMS TURKISH COFFEE

PAINTED SHERWIN WILLIAMS TURKISH COFFEE PAINTED SHERWIN WILLIAMS

PAINTED SHERWIN MILLIAMS 13 TO MATCH BRICK VENEER 30 TO MATCH PANEL SIDING 6 17 TO MATCH PANEL SIDING 7

PAINTED SHERWIN WILLIAMS TURKISH COFFEE

PAINTED SHERWIN WILLIAMS DARK BROWN

PAINTED SHERWIN WILLIAMS MODERATE WHITE SW 6140

PAINTED SHERVIN WILLIAMS DOWNING EARTH SW 2820

PAINTED SHERWIN WILLIAMS URBAN BRONZE SW 7048

TAG ITEM

1 CONC. BASE

2 BRICK WINDOW HEADER

3 BRICK VENEER

BRICK VENEER TRIM

5 ROOF METAL

7 HARDIEPLANK SMOOTH PANEL

8 HARDIEPLANK SMOOTH PANEL

12 P-TAC GRILLE

13 DECORATIVE BEAMS

(15) VINYL WINDOWS

(16) AWNINGS

PORTE COCHERE CELLING (ENTRY)

(B) POSTS & UPPER

(14)

AMANA

6 STONE

9 WINDOW TRIM FASCIA BD

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

253 840 9405 253 840 9003

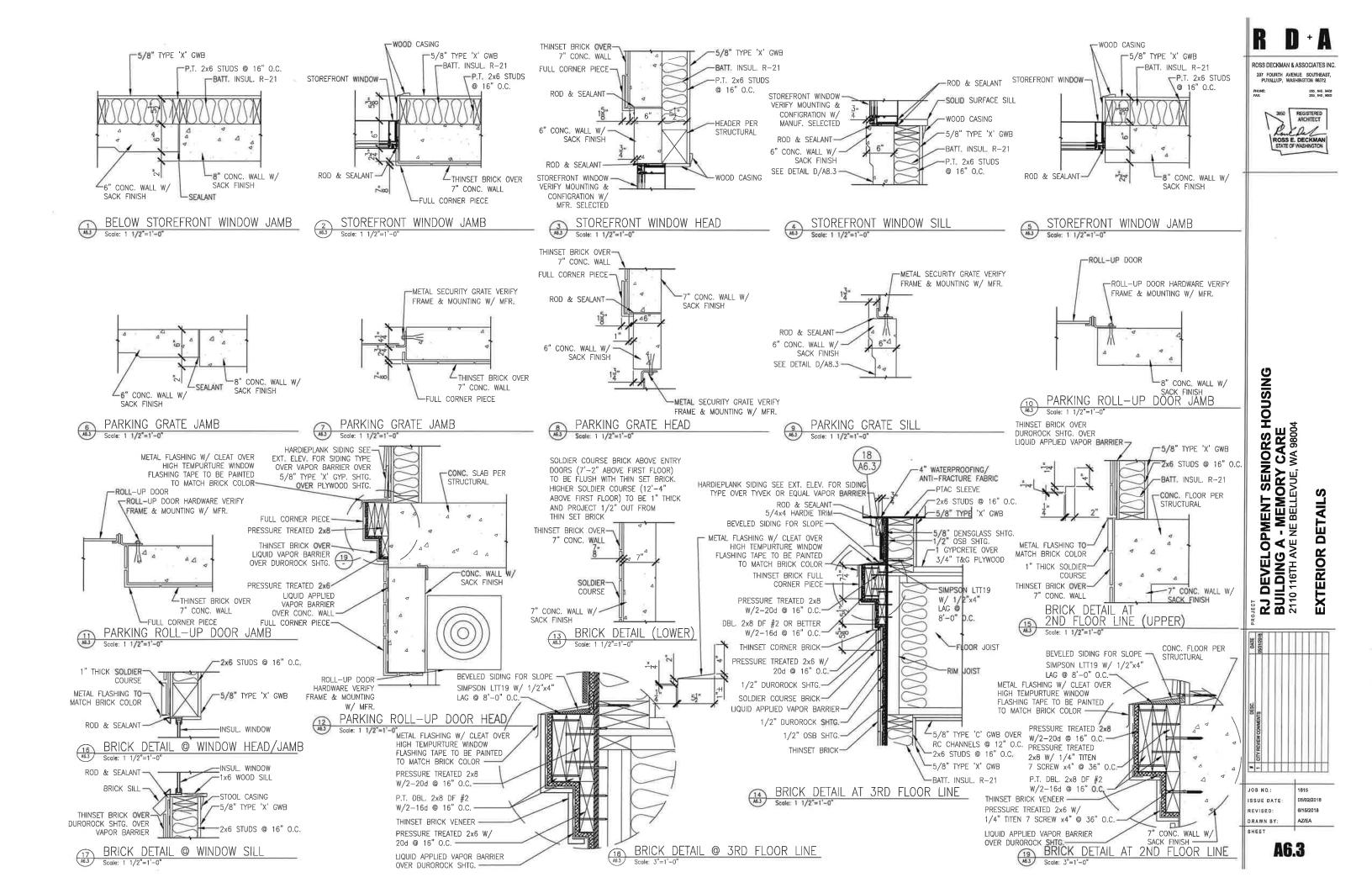
ROSS E. DECKMAN STATE OF WASHINGTON

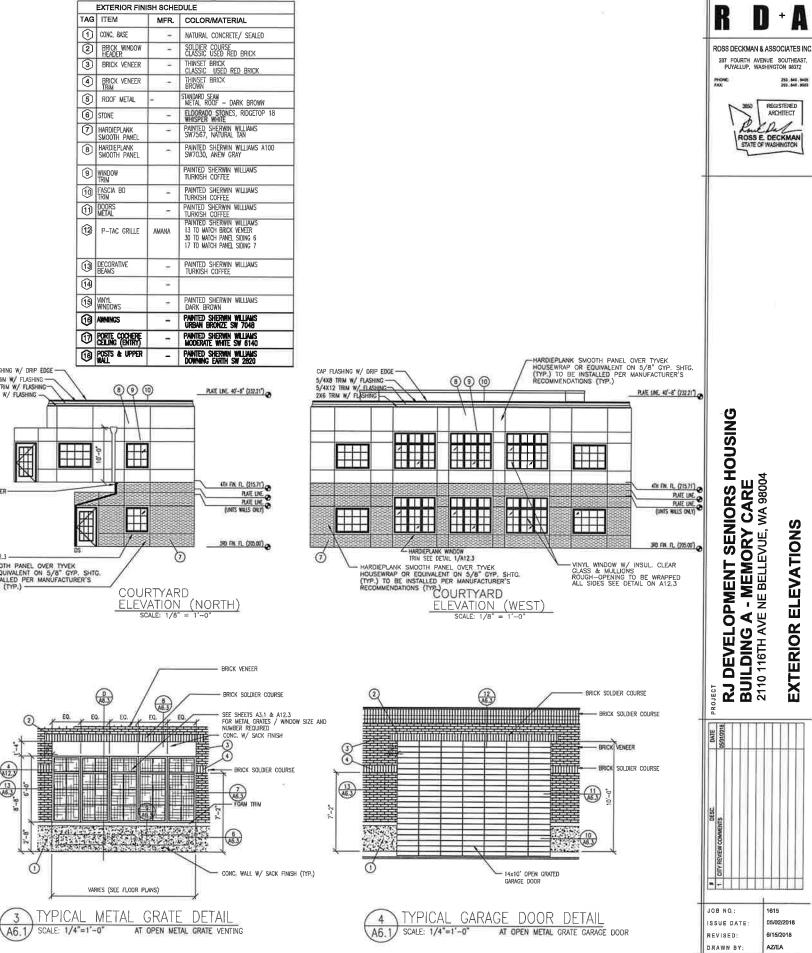
RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004

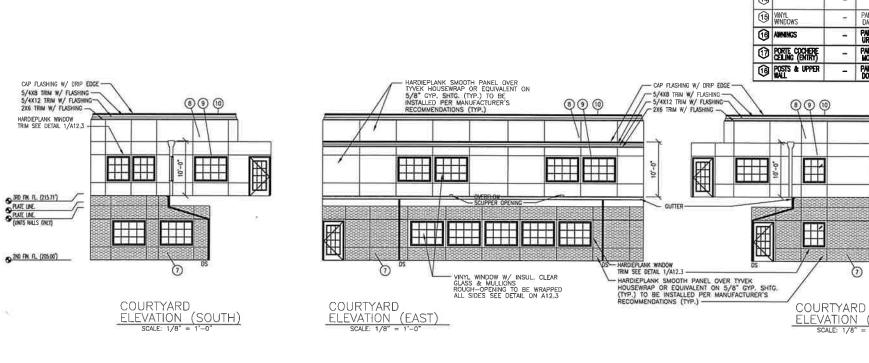
EXTERIOR ELEVATIONS

JOB NO.: ISSUE DATE: 05/02/2018 REVISED: 8/15/2018 DRAWN BY: AZ/EA SHEET

A6.2







BRICK VENEER

BRICK SOLDIER COURSE

SEE SHEETS A3.1 & A12.3

CONC. W/ SACK FINISH

(13)

₹0

15'-8"

SCALE: 1/4"=1'-0" STORE FRONT DOORS @ LOBBY GARAGE

LOBBY DOOR DETAIL

FOR WINDOW TRANSUM SIZE AND NUMBER REQUIRED

BRICK SOLDIER COURSE

BRICK VENEER

(13) (46.3)

- BRICK SOLDIER COURSE

CONC. W/ SACK FINISH

BRICK SOLDIER COURSE

CONC. WALL W/ SACK FINISH (TYP.)

VINYL WINDOW W/ INSUL CLEAR GLASS & MULLIONS ROUGH-OPENING TO BE WRAPPED ALL SIDES SEE DETAIL ON A12.3

1

(B.3)

(1)

A6.1 SCALE: 1/4"=1'-0"

0

VARIES (SEE FLOOR PLAN)

TYPICAL WINDOW DETAIL

(A6.3)

AT WINDOWS

RJ DEVELOPMENT SENIORS HOUSING BUILDING A - MEMORY CARE 2110 116TH AVE NE BELLEVUE, WA 98004 **EXTERIOR ELEVATIONS**

253 ME 965 253 ME 9603

REGISTERED ARCHITECT

ROSS E. DECKMAN STATE OF WASHINGTON

JOB NO : 1615 ISSUE DATE: 05/02/2018 0/15/2018 REVISED: DRAWN BY: AZ/EA SHEET

A6.4

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/201B

GENERAL NOTES

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- SIGNIFIES ACCEPTANCE OF INFORMATION AS CONTAINED IN DRAWINGS.

 22. ALL CONSTRUCTION TO CONFORM TO THE 8015 LB.C., 2015 LM.C., 2015 LF.C., 2015 U.P.C., 2017 N.E.C. AND IOC/ANSI A117.1-2009

 33. DO NOTS SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

 44. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHER-STRIPPED AND GASKETED. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL BE CERTIFIED AND LABELED. ALL EXTERIOR GLAZING TO BE DOUBLE-GLAZED AND MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE ENERGY CALCULATIONS.
- BACKING BEHIND THE BATHTUBS IS TO BE FULL HEIGHT WATER RESISTANT GYPSUM WALLBOARD. (NOT REQUIRED AT PRE-MANUFACTURED TUB SURROUND TUB.)

FRAMING NOTES

- FRAMER SHALL PROVIDE INSULATION BAFFLES, DRAFT STOPPING AND ATTIC ACCESSES.
- FRAMER TO PROVIDE SOLID BACKING AT ALL VENTS, MECHANICAL REGISTERS, TOWEL BARS, AND GRAB BARS (SEE ACCESSIBILITY NOTES FOR BLOCKING REQUIREMENTS).
- 03. CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AT TUB/SHOWER TO ENSURE PROPER FIT.
- PROVER FIL.

 4. AL SOUND WALL TO HAVE RC CHANNELS AT 24" O.C. ONE SIDE OF WALL AT SHEAR WALLS INSTALL ON OPPOSITE SIDE AS THE PLYWOOD.

 5. ALL SOUND WALL PLATES SHALL BE MOUNTED ON A CONTINUOUS ACOUSTICAL SEALANT.

- ALL SOUND WALLS TO RECEIVE 3 1/2" ACOUSTICAL BATTS THE ENTIRE HEIGHT OF THE WALL.

- THE WALL

 77. ALL WALLS ARE TO EXTEND FULL HEIGHT TO STRUCTURE UNLESS OTHERWISE NOTED OR DETAILED.

 88. FOR INTERIOR WALL FINISHES SEE ROOM FINISH SCHEDULES AND INTERIOR ELEVATIONS.

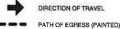
 99. FOR EXTERIOR WALL FINISHES SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.

 10 ALL RESIDENT TO HET ROOMS AND WALL WITH SINKS SHALL HAVE WATER RESISTANT GWB UNLESS NOTED OTHERWISE.
- 11 PROVIDE SOLID BLOCKING BEHIND AND TO THE SIDE OF ALL TOLIETS. PROVIDE BLOCKING BEHIND ALL OTHER GRAB BAR AND HANDRAIL LOCATIONS.

 12 VERIFY SHEAR WALL LOCATIONS WITH STRUCTURAL PLANS.

DESCRIPTION	TYPE	PROVIDED
LOADING ZONE	L .	1
BICYCLE	В	10
CAR POOL	CP	1
COMPACT	C	- 3
EMPLOYEE	E	16
EMPLOYEE COMPACT	EC	5
VISITOR PARKING	VP	15
ACCESSIBLE	A	3
EMPLOYEE COMPACT	EC	3
VAN ACCESSIBLE	VA	1
VISITOR PARKING	VP	25
BUILDING 'A' + BUILDING 'B' = 60 SPACES REQUIRED		85

ACCESSIBILITY PATH OF TRAVEL



DIRECTION OF TRAVEL

RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 BUILDING BOVERALL FLOOR PLAN

JOB NO : 1615 ISSUE DATE: 07/12/2018 REVISED: DRAWN BY:

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(PARKING)

8/7/2018 4:45:00 PM

SHEET



ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/2018

GENERAL NOTES

- 01. CONTRACTOR SHALL VERIFY CONTINUITY OF DIMENSIONS, FAILURE TO NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION SIGNIFIES ACCEPTANCE OF INFORMATION AS CONTAINED IN PARWINGS.
- 02. ALL CONSTRUCTION TO CONFORM TO THE 2015 I B.C., 2015 I,M.C., 2015 I,F.C., 2015 U.P.C., 2017 N.E.C., AND ICC/ANSI A117 1-2009
- 03. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SCALED DIMENSIONS.

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- BACKING BEHIND THE BATHTUBS IS TO BE FULL HEIGHT WATER RESISTANT
 GYPSUM WALLBOARD. (NOT REQUIRED AT PRE-MANUFACTURED TUB SURROUND TUB.)

- 01. FRAMER SHALL PROVIDE INSULATION BAFFLES, DRAFT STOPPING AND ATTIC ACCESSES.

PARKING STATISTICS - OVERALL

DESCRIPTION	TYPE	PROVIDE
LOADING ZONE	L	1
BICYCLE	8	10
CAR POOL	CP	1
COMPACT	C	3
EMPLOYEE	6	18
EMPLOYEE COMPACT	EC	5
VISITOR PARKING	VP	15
ACCESSIBLE	A	3
EMPLOYEE COMPACT	EC	3
VAN ACCESSIBLE	VA	1
VISITOR PARKING	VP	25
BUILDING 'A' + BUILDING 'B' = 60 SPACES RE	QUIRED	85

FRAMING NOTES

- FRAMER TO PROVIDE SOLID BACKING AT ALL VENTS, MECHANICAL REGISTERS, TOWEL BARS, AND GRAB BARS (SEE ACCESSIBILITY NOTES FOR BLOCKING REQUIREMENTS).
- 03. CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AT TUB/SHOWER TO ENSURE PROPER FIT.
- ALL SOUND WALL TO HAVE RC CHANNELS AT 24" O.C. ONE SIDE OF WALL AT SHEAR WALLS INSTALL ON OPPOSITE SIDE AS THE PLYWOOD.

 ALL SOUND WALL PLATES SHALL BE MOUNTED ON A CONTINUOUS ACOUSTICAL SEALANT.

- SELANT:

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 ALL SOUND WALLS TO RECEIVE 3 1/2* ACOUSTICAL BATTS THE ENTIRE HEIGHT OF THE WALL.

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 FOR INTERIOR WALL FINISHES SEE ROOM FINISH SCHEDULES AND INTERIOR ELEVATIONS.

 FOR EXTERIOR WALL FINISHES SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.

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 PROVIDE SOLID BLOCKING BEHIND AND TO THE SIDE OF ALL TOLIETS. PROVIDE BLOCKING BEHIND ALL OTHER FRAME BARA AND HANDRAIL LOCATIONS.

DESCRIPTION	TYPE	PROVIDE
LOADING ZONE	L	1
BICYCLE	8	10
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COMPACT	C	3
EMPLOYEE	6	18
EMPLOYEE COMPACT	EC	5
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VAN ACCESSIBLE	VA	- 1
VISITOR PARKING	VP	25
BUILDING 'A' + BUILDING 'B' = 60 SPACES REQUIRED		85

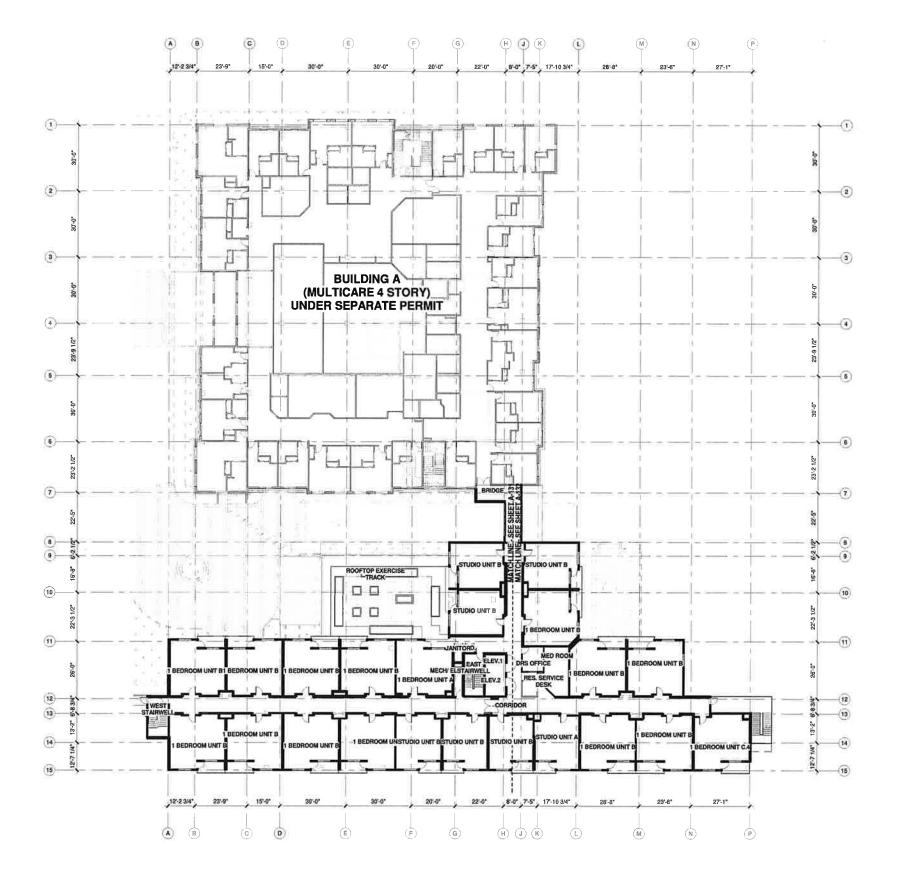


RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 BUILDING BOVERALL FLOOR PLAN

JOB NO.: 1615 ISSUE DATE 07/12/2018 05/09/2018 REVISED: DRAWN BY:

SHEET







ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/2018

GENERAL NOTES

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- 95. BACKING BEHIND THE BATHTUBS IS TO BE FULL HEIGHT WATER RESISTANT GYPSUM WALLBOARD, (NOT REQUIRED AT PRE-MANUFACTURED TUB SURROUND TUB.)

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- ELEVATIONS,

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 12. VERIFY SHEAR WALL LOCATIONS WITH STRUCTURAL PLANS.

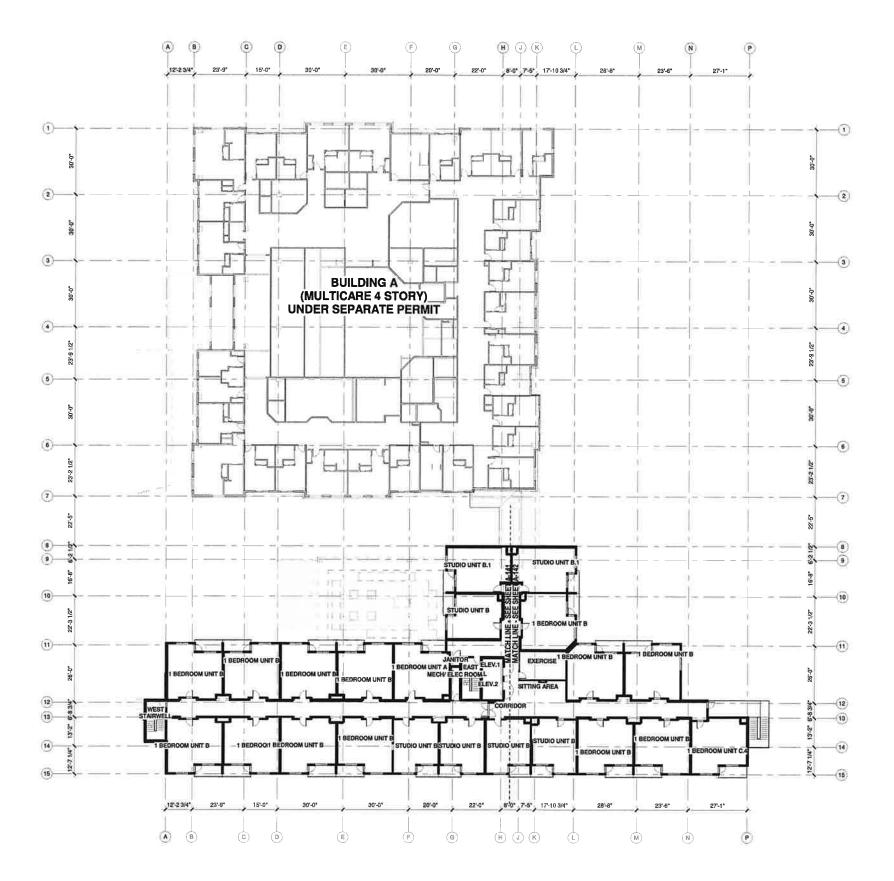
RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 **PLAN** .00R 8 교 BUILDING I OVERALL F



JOB NO.: 1615 ISSUE DATE: 07/12/2018 REVISED: DRAWN BY:

SHEET





KEYNOTES

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/201B

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THE 2015 LB.C., 2015 LM.C., 2015 LF.C., 2015 U.P.C., 2017 N.E.C., AND ICC/ANSI A117.1-2009
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- 65. BACKING BEHIND THE BATHTUBS IS TO BE FULL HEIGHT WATER RESISTANT GYPSUM WALLBOARD, (NOT REQUIRED AT PRE-MANUFACTURED TUB SURROUND TUB).

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- SEALANT.

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- MESSIANI GYB UNLESS NOTES STIERMISSE.

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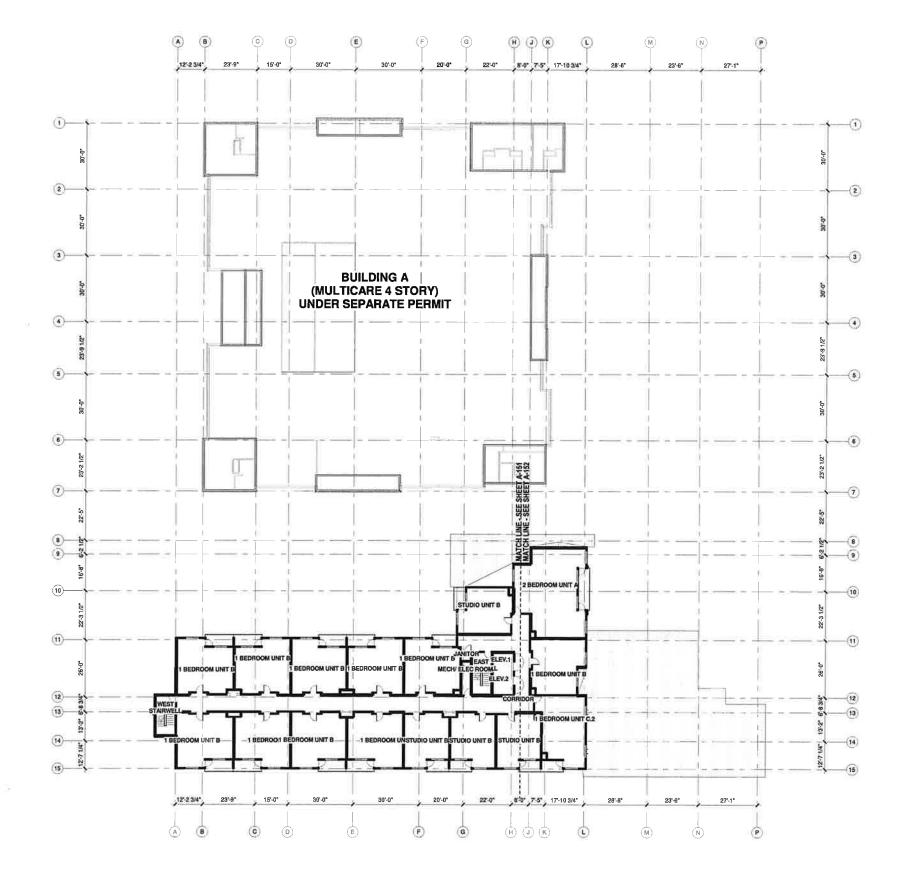
RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 BUILDING B OVERALL FLOOR PLAN



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KEYNOTES

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/2018

GENERAL NOTES

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- 01. FRAMER SHALL PROVIDE INSULATION BAFFLES, DRAFT STOPPING AND ATTIC ACCESSES.
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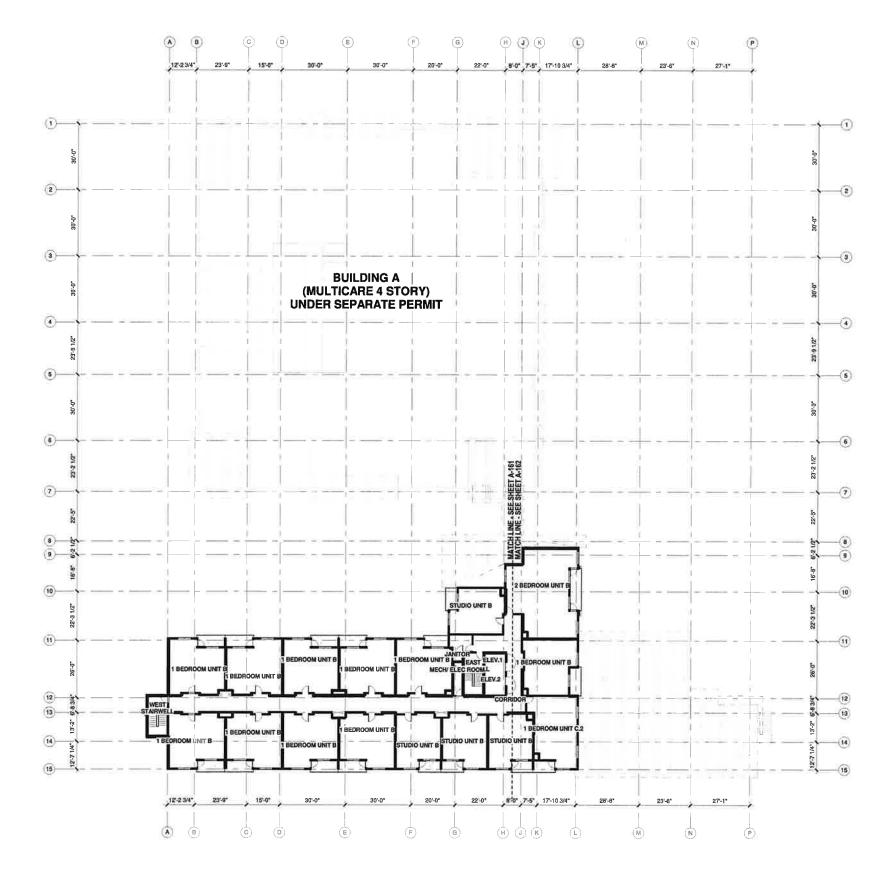
RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 BUILDING B OVERALL FLOOR PLAN



JOB NO.: 1615 ISSUE DATE: 07/12/2018 REVISED: DRAWN BY:

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KEYNOTES

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



FOR AGENCY REVIEW 07/12/2018

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RJ DEVELOPMENT SENIORS HOUSING 2110 116TH AVE NE BELLEVUE, WA 98004 BUILDING B OVERALL FLOOR PLAN



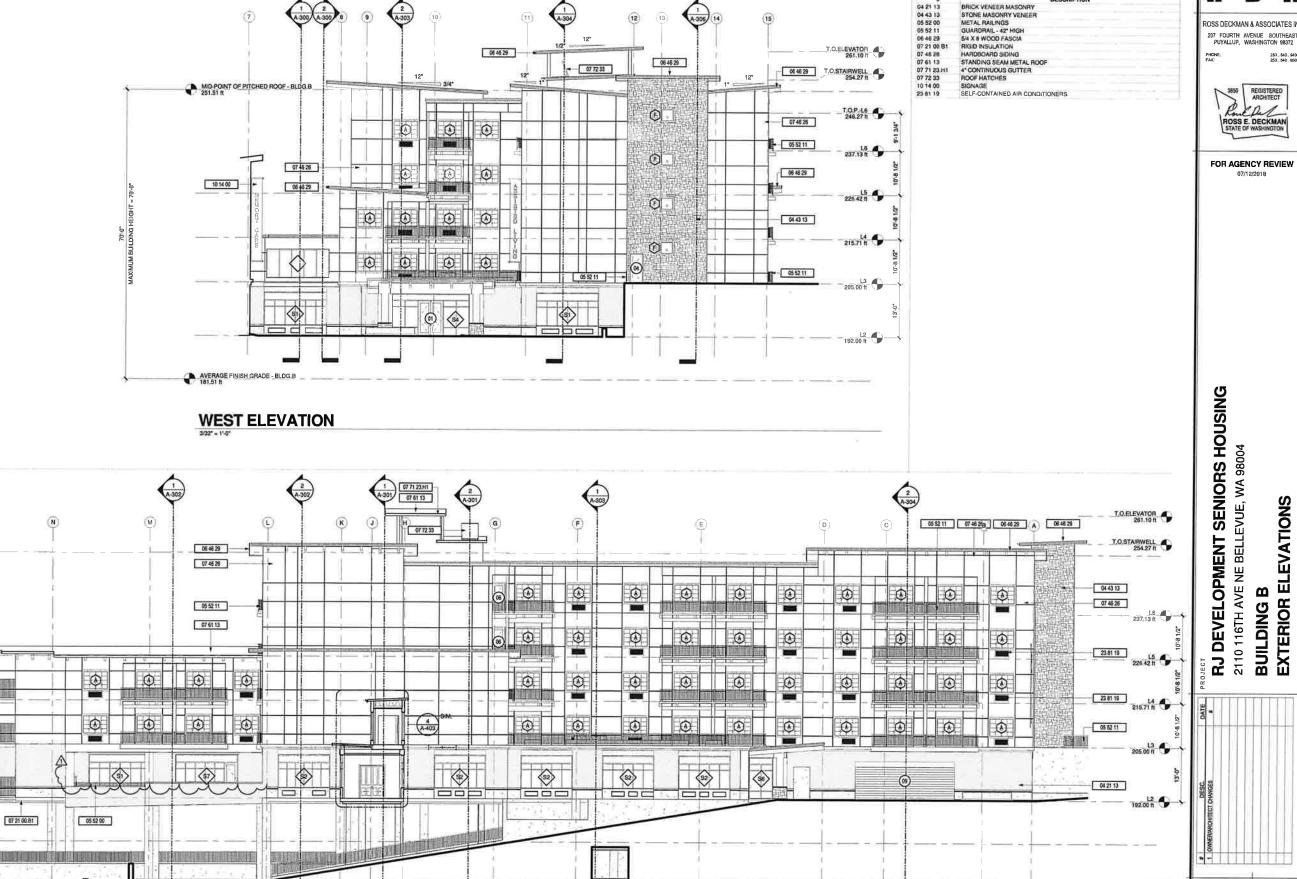
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07/12/2018

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MID-POINT OF PITCHED ROOF - BLDG.B

07 46 26

05 52 00

04 21 13

05 52 00

AVERAGE FINISH GRADE BLDG.B

NORTH ELEVATION

KEYNOTES

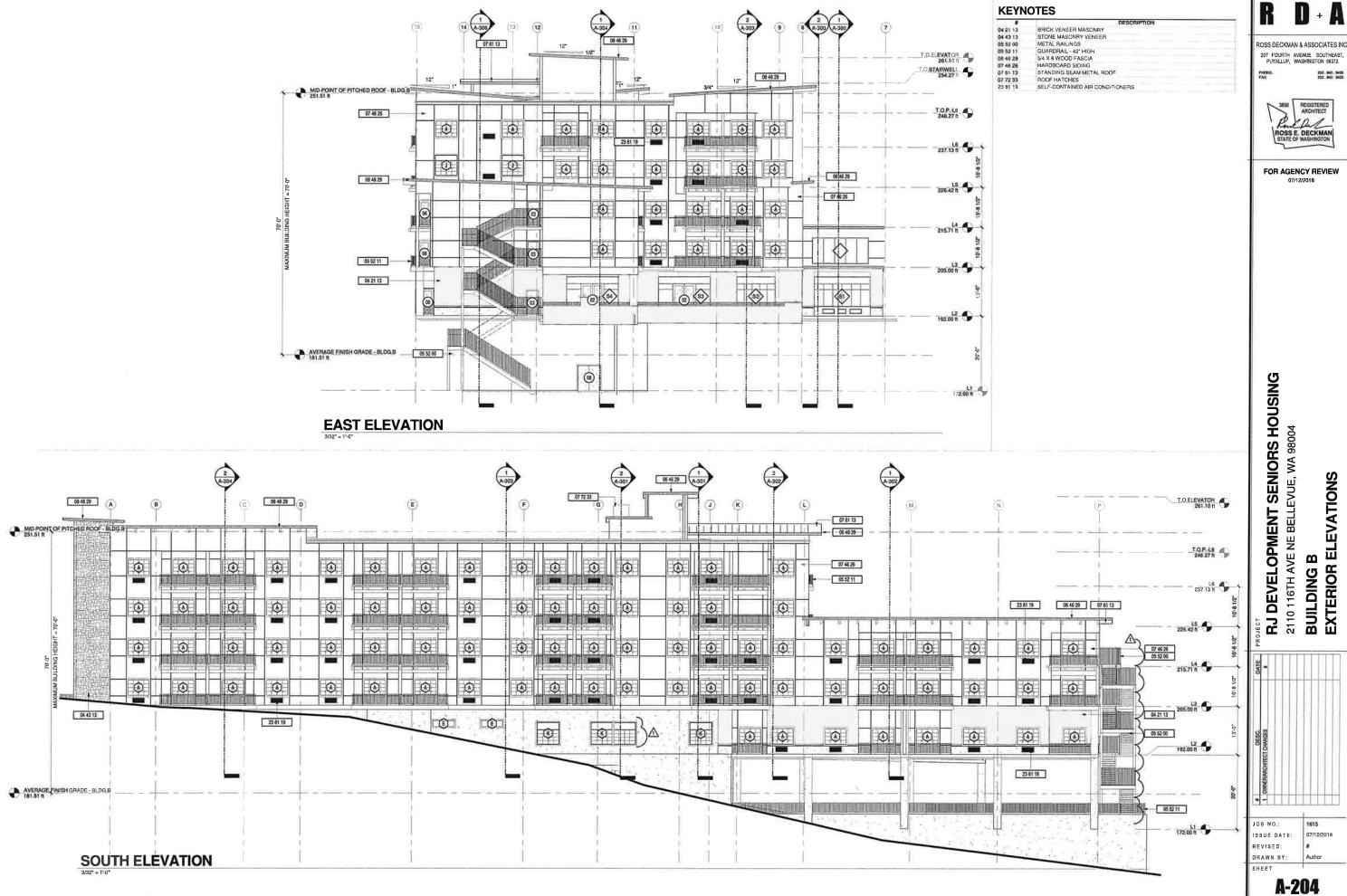
ROSS DECKMAN & ASSOCIATES INC.

REGISTERED ARCHITECT ROSS E. DECKMAN STATE OF WASHINGTON

FOR AGENCY REVIEW

JOB NO.: ISSUE DATE 07/12/2018 REVISED: DRAWN BY:

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ROSS DECKMAN & ASSOCIATES INC.

REGISTERED ARCHITECT
ROSS E. DECKMAN STATE OF WASHINGTON

8/7/2018 4:47:15 PM